

ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership

held at Whitelands College (Ruskin Room), University of Roehampton

Holybourne Avenue, SW15, on Tuesday, 15th March 2016

PRESENT

Councillor Ellis (Chairman)	Cabinet Member (Housing) WBC
Rev. J. McKinney (Deputy)	Holy Trinity Church
Ms N. Wood	Roehampton Business (Focal Point Opticians)
Mr. J. Horrocks	Roehampton Forum
Mr. D. Lunt	Roehampton Resident
Miss S. Price	Roehampton Resident
Miss P. Harris	Roehampton Trust
Fr. D. Gummett	St. Joseph's Church
Dr. G. Alwani-Starr	University of Roehampton
Ms S. Kelly	University of Roehampton Student Union
Councillor J. Ambache	Wandsworth Borough Council
Councillor P. Carpenter	Wandsworth Borough Council
Councillor S. McKinney	Wandsworth Borough Council
Councillor S. Sutters	Wandsworth Borough Council
Dr. P. Ilves	Wandsworth Clinical Commissioning Group

OBSERVERS

There were 9 members of the public in attendance.

IN ATTENDANCE

Mr. G. Cox	Economic Development Office - WBC
Mr. D. Edwards	Housing - WBC
Mr. L. Gibson	Public Health - WBC
Mr. P. Martland	Children's Services - WBC
Ms J. Newton	Economic Development Office - WBC
Mr. N. Smales	Economic Development Officer - WBC
Ms O. Okere	Committee Secretary - WBC

1. APOLOGIES FOR ABSENCE

On item 1, apologies were received from Mr. C. Einloth (Roehampton Resident); Mr. V. Ganeshacomar (Roehampton Business (Co-operative)); and Mr M. Newey (Roehampton Club).

2. DECLARATIONS OF INTERESTS

On item 2, the Chairman having asked, there were no declarations made of a disclosable pecuniary interest and/or other personal relevant interests.

Dr. Ilves declared an interest insofar as he runs the Danebury Avenue Surgery.

3. ORDER OF BUSINESS

The Chairman informed the meeting that at the request of Councillor Ambache, the item under any other business when members of the public can address the Partnership would be brought forward members of the public could ask questions when item 5 'Future Use of Alton Activity Centre' is tabled.

4. NOTES OF PREVIOUS MEETING (PAPER "A")

On item 3, it was:

Agreed – That the notes of the previous meeting held on 1st December 2015 be confirmed and signed as a correct record subject to it being noted that under item 8 'Housing Needs Survey', paragraph 3, Mr. Horrocks question to Ms Newton was not as stated. The question was whether during briefing sessions with the procurement panel questions were raised about the phasing of the demolition of properties within the Alton area regeneration. In response, Ms Newton confirmed that that it was made clear that the procurement team would need to consider it but it was too early in the stage to do so.

5. MATTERS ARISING

On item 4, the following matters were raised:

Observers: Mr. Horrocks asked why the names of members of the public who attended the last Partnership meeting as observers had not been recorded as was the usual practice. The Chairman said, in response, that this was the only meeting of the Council where observers were named so it had been decided to dispense with the practice. The number of observers in attendance would be recorded instead.

Publication of Partnership Papers: Mr. Lunt reported that he had found it difficult to find any publication of the Partnership papers online. Mr. Cox confirmed that they are published on the Roehampton page and he would send Mr. Lunt the link to the page.

Partnership Constitution: Councillor Ambache sought an update on the planned review of the Constitution and asked whether partners would have an input to the process. The Chairman confirmed that a draft copy of the review will be brought to the June meeting and any comments should be sent to Mr. Cox.

Roehampton Festival: Mr. Horrocks asked if funding had been sourced for the Festival in 2016. Mr. Gibson said, in response, that he will meet with Andy Smith (Regenerate) to work out the details. Mr. Horrocks added that he had spoken to Andy Smith who had confirmed that the plan is for the Festival to take place from 2-3

July 2016. As such, a meeting for the group putting ideas together for the Festival is scheduled for 12th April in Andy Smith's office. Councillor McKinney confirmed that she will be in attendance at that meeting.

Ibstock Place School: Mr. Horrocks said that he was in receipt of an email from the Planning department which confirms that the community currently do not have access to the school. This is in breach of the planning condition that states that such access be provided before the building is in use. Mr. Smales said that he will seek clarification from the planners.

The Cornerstone: In response for an update sought, Mr. Smales confirmed that a programme of works will commence in a couple of months and the aim is for the works to be completed by June 2016.

Rev. McKinney added that permanent endowment fund has been established with the proceeds of the sale and the interest on it can be used for good causes in Roehampton. As such, he had worked closely with the Charity Commission to achieve a scheme which will benefit the community. He informed the Partnership the fund should generate approximately £20,000 to £40,000 in interest. The aim is to give to good causes in Roehampton either to individuals or organisations. Rev. McKinney said that a sizeable interest on the fund is expected for the first time in September 2016 after which a campaign and advertisement will be mounted to make the local community aware that they can apply for funding.

Asda Pedestrian Crossing: Ms Price, Roehampton Resident, informed the meeting that an engineer from Wandsworth Council Highways had now met with an official from Transport for London (TfL) on this matter. The Council engineer was appalled at the situation at the crossing and urged TfL to look at it again. Mr. Edwards added that TfL have promised a revised proposal imminently.

The Watchers: Dr. Alwani-Starr confirmed that the sculpture has been put back to its original position. A formal ceremony will take place in summer when the weather is better.

6. FUTURE USE OF ALTON ACTIVITY CENTRE

On item 5, Mr. Martland (Early Years and Intervention Support Manager) gave a brief history of the Alton Activity Centre which was originally an offsite nursery for the former Danebury School. In 1996 it was refurbished and used as an after school play centre. In 2013, the Wandsworth Council stopped directly providing services on the site, and then a contractor (Spurgeons) was put in place to delivery services for three years. This contract has now come to an end. As such, services provided by that contract will cease but the building will still be available for use by the local community. For example, Play Rangers will continue to provide a holiday activity although there is a need to look at the demand and take up of this service; and the local Children's Centre is using it as an outreach centre.

Mr Martland circulated a leaflet which sets out the new activities that will carried out at the centre. He confirmed that the previous service put in place by the local authority was discretionary rather than statutory. He also confirmed that the centre itself is not being closed but the nature of services provided there is changing. In response to enquiries which he said had been received, Mr. Martland confirmed that there would be no childcare provision at the centre.

Councillor Ambache said the new activities planned for the centre are restrictive as it would result in a cut in the daily provision and the number of children able to use the new services. In response, Mr Martland said the Council is not committed to maintaining the same configuration. The centre has not been registered as a child care provider since 2006.

Councillor Ambache sought clarification on whether children in need, as defined under the Children's Act, with emotional and behavioural issues will be catered for under future services planned for the centre. He was concerned that parents who currently use the centre have not been given any information on the proposed changes and what services will be made available. In response, Mr Martland said that children who come under the statutory definition of a child in need will be assessed by a social worker who with the parents will decide on the appropriate services required. However, where a child in need is currently in the middle of a programme and is being worked with formally by Spurgeons with an agreed end to the programme that will continue to its conclusion or be transferred to the Family Recovery Project. Mr. Martland said that Spurgeons is already contacting affected parents about this. In response to a further question, Mr. Martland confirmed that whether there is an activity for children in need at the centre would depend on whether the activity there is appropriate for the child.

Ms Harris (Roehampton Trust) sought clarification on whether the centre would be shut on specific days. Mr. Martland said that he was open to discussion on how to keep the building open on a daily basis. He asked to be contacted on pmartland@wandsworth.gov.uk or 020 8871 7156. Councillor McKinney asked how organisations could gain access to the centre and Mr Martland confirmed that council officers would have the keys. Councillor Carpenter noted that the Mosaic School is short of play space so might want to make use of the centre. Mr. Martland said that he would be happy to speak with the Mosaic School, and Councillor McKinney said that as a governor at the school, she would follow it up with them. In response to the question on how various activities would be coordinated, Mr Martland said that a council officer will be responsible for coordinating the time table.

Members of the public were then invited to ask questions/make comments on the proposal and the following issues were issued:

(i) A parent who has lived in Roehampton 17 years expressed her unhappiness about the current proposals for the centre. She has an 11 year old son so like a lot of other parents used the centre as a play facility rather than a child care facility as stated by the Council. To remove this facility would mean a lack of safe play area for the children. She raised concerns that the decision on the centre was made without consultation with parents who were using the services. She added that parents would be willing to pay for the service rather than accept the new services being proposed.

Mr. Martland said, in response, that the Council was not in a position to replicate the current services. However, there will be a review of the services and those with a high demand will be implemented.

(ii) A resident with a 9 year old son with a disability who attends the Alton Activity Centre spoke of the importance of the service to his family. His son is able to play and interact with other children at the centre which is very beneficial to the child.

There are no alternative provisions in place should this facility be removed from the centre which would be detrimental to his son. As such, he urged the Council to keep this facility in place.

(iii) Another resident added that the alternatives being offered will not come close to matching the provision currently offered.

Mr. Horrocks raised a motion, formally seconded by Councillor Ambache, that the Partnership (i) call on Wandsworth Council to maintain the vital services to children and their families provided from the Alton Activity Centre at their current overall level; and (ii) the Council should consult with parents and then inform them about the services it plans to offer after 1st April 2016.

The motion was taken to the vote and passed by 9 votes to 3.

The Chairman said this information would be passed to the Education and Children's Services Overview and Scrutiny Committee.

7. SOCIAL REGENERATION IN ROEHAMPTON

Mr. Gibson (Public Health – WBC) gave an update on the development of the social regeneration strategy for Roehampton. He said that Public Health had undertaken work to connect existing social networks by putting together the knowledge that exists and matching it with needs. As such, Public Health are developing a map but would need community involvement to complete it. Work had also been undertaken to provide a directory of services and activities as well as to identify grant/funding streams. This has involved holding various meetings with members of the community such as the Clinical Commissioning Group (CCG) and the Roehampton Festival team. Every opportunity is being taken to promote activities being advertised by the 'Care for Me' directory, and Adult Care and Family Information Services. As regards funding, Mr Gibson said that at least 46 sources of funding have been considered and these will be published. Assistance will be provided to those who want to access the funds.

Councillor McKinney thought that the directories still required work to improve them and she would meet with the officer responsible for putting them together. She added that the CCG has an ongoing contract with Lifetimes which is a new and better directory. It is a self registering website, so all organisations that want to provide a service are encouraged to register on it.

Councillor Ambache asked how Mr. Gibson intends to bring together the mapping of needs in the 'Care for Me' directory. In response, Mr. Gibson said that the longer term plan is to do so when developers have been engaged. Dr. Alwani-Starr said that the Roehampton and the Community leaflet, circulated at the meeting, forms part of the social regeneration lifelong learning. So the University of Roehampton would be happy to support the social regeneration project.

Dr. Ilves added that funding was being sought for a Voluntary Sector Coordinator role within the CCG to help move forward the process; and the CCG plans to form a steering group which will have a Public Health representative.

Rev. McKinney spoke on the importance of uniting the community in Roehampton and bringing down barriers between them. For example, for residents

to be able to walk through Froebel College to Digby College would provide a wellbeing opportunity which forms part of the social regeneration. He went on to commend the University in its role in trying to achieve this and for its production of the Roehampton and Community leaflet. Dr. Alwani-Starr added that the leaflet was being distributed all over the community and she would take copies to the next meeting of the Roehampton Forum. She confirmed that the university campus is open to the public and the hope is that this will encourage the community to use the space, see it as a haven and a safe and welcoming environment.

Ms Harris sought clarification on whether a report would be produced on work that has been carried out so far on social regeneration within the community. In response, Mr Gibson said the challenge is how to portray some of those activities but it would require input from the community as they are aware of activities and services in place. There followed discussion on how the various organisations could be made aware of the social regeneration and get involved in the process. For example, Ms Wood (Focal Point Opticians) reported that she has never been approached to be involved in the process despite the fact that the optician's practice is in the heart of the community. Dr. Ilves said they were various mediums for organisations to share their services including the Wellbeing Hub, Roehampton Voice, Brightside, etc. Ms Newton reminded members that the Regeneration newsletter gets delivered every month so to contact her if they want anything distributed.

Councillor Ambache acknowledged that it was difficult to grasp the concept of social regeneration. As such, in order to be able to achieve it, there ought to be specific objectives spread over six to seven years, and to measure progress made. Mr Gibson said that this was a difficult area to set objectives for but Councillor Carpenter thought it was still important that outcomes be considered in the longer term.

Rev. McKinney asked if churches would be included in the social regeneration and Mr. Gibson said that he was open to speaking to any organisation within the community. Mr Edwards added that Residents' Associations should be contacted as they can act as a conduit to promote things within the community.

The Chairman concluded that this had been a useful discussion on social regeneration and updates will follow at future meetings.

8. ALTON AREA REGENERATION

On item 8, Mr. Cox, Regeneration Project Manager, gave an update on the procurement process to appoint a developer partner that will work with the Council to implement the Alton regeneration project.

The Council has initiated the public procurement process through the London Development Panel which has a panel of 25 organisations. This commenced with the expression of interest stage on 24 February 2016 with a briefing at City Hall a week later where all 25 organisations were invited to attend. Mr. Cox confirmed that 18 of the organisations attended the briefing with 15 expressing an interest. This was a high response rate. Those expressing interest were then given 10 questions to respond to in a sifting brief and have until 6th April to send in their responses to the Council. On receipt of the sifting briefs, the responses will be evaluated and scored and four successful organisations will go through to the final stage to submit full

tenders. Mr Cox said it would take about a month on receipt of the responses to evaluate and score them. The aim is to select the preferred tenderer by January 2017.

Rev. McKinney asked whether the bids to be submitted are expected to be tied to contents within the Masterplan. Mr Cox said that the Masterplan now forms part of the Council's planning policy through the Roehampton Supplementary Planning Document. So all bids submitted would need to respond to and address the Masterplan and the Supplementary Planning Document.

Mr. Horrocks raised concerns that only one developer is expected to be selected from the bidding process given that the SPD describes an ambitious programme of regeneration. He asked that the Masterplan be broken into manageable chunks so that more than one developer could be appointed. In response, Mr Cox said that it was important that there was just one developer to achieve consistency among the different pieces of the development.

In response to a question on whether the Council will be exposed to risks should the appointed developer experience any financial difficulties, Mr. Smales confirmed that the developer is legally committed to obtain the right amount of funding to cover such a situation. So the Council's risk will be minimised.

Councillor Carpenter queried the provision of student housing in the Masterplan which he said was insufficient as it currently stands. Dr. Alwani-Starr agreed and said that whilst the University was supportive of the Council's proposal for student housing, it was not in control of the situation as Mount Clare is owned by Southlands Methodist Trust and not by the University of Roehampton.

The Chairman thanked the three ward councillors for their attendance at City Hall which the Leader of the Council had also attended. He said that it had been a good event for the launch of the regeneration process.

9. FUTURE AGENDA ITEM

On item 9, the following matters were raised for future agenda items:-

Standing items

- Roehampton regeneration
- Social Regeneration

Other items

- Potential users of new buildings – The Base
- Draft Revised Constitution
- Highways and TfL.

10. ANY OTHER BUSINESS

On item 10, there was no other business raised.

11. DATE OF NEXT MEETING

On item 11, the date of the next meeting for Tuesday, 28th June 2016 was noted.

The meeting ended at 8.51p.m.