



Ham, Petersham and Richmond Riverside

Community Conversation

Ham and Petersham, Richmond Riverside Wards Community Conversation

Date: Tues 7th May

Time: 6.30 – 9.00pm

Venue: St Richards Church, Ham

Ward and cabinet members in attendance:

- Cllr. Penny Frost (Ham and Petersham, Richmond Riverside wards) *Cabinet Member for Children's Services and Schools*
- Cllr. Andree Frieze (Ham and Petersham, Richmond Riverside wards) *Deputy Leader of the Green Party Group*
- Cllr. Gareth Richards (Ham and Petersham, Richmond Riverside wards) *Cycling Champion*
- Chair: Rev. Simon Coupland, St Richard's Church

In attendance: Cllr. Gareth Roberts

Agenda Item One: Achievements

Headline Topic: Achievements	
Cllr Frost	My role is cabinet member for Children's Services and Schools and I will be Chair of the Education and Children's Services Committee in the new arrangement. Move to committee structure as it is a more democratic process. Role includes safeguarding for children and young people, school admissions, SEN, new school buildings. Ward colleagues will play a more local role.
Cllr Frieze	Church Rd. resurfaced. Liveable Neighbourhood Bid – make Ham and Petersham walking and cycling friendly - unsuccessful. Stated that bid was not ambitious enough. Forum working with Ham Parade Market to take forward ideas from the bid. Warners Lane tarmacked linking to Ham Parade. Part of Warners Way is a public right of way so 'like for like' repair only. Looking for funding to get tarmacked in the future. The footbridge from Ham to Twickenham. Result of consultation 82% in support of cycling/walking bridge. Ham St to Orleans Pleasure Gardens slightly more popular choice. Councillors have varying opinions on the bridge concept. TFL would like to see more bridges in London and if their strategy is adopted, possibility of TFL funded/outside source funding for a footbridge. Options still open. Consultation was thorough, but not conclusive. Private land issues/land price issues. 981 responded. Cllr. Frost: concerns about impact on local wildlife on Ham Lands. A bridge is far from possible at present as no funding. The Council is not in a position to consider a footbridge.

Cllr Richards	Tarmacked the tow path. List of roads that need repairs given to Cllr. Ehmann. Quietway being built in Hardwick Rd, now needs resurfacing of road. Cycling champion – promotes cycling. Car free day 22nd Sept to allow for playstreets in Ham, close street to traffic. Local residents need to apply for a playstreet.
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Agenda Item Two – pre-submitted questions

Headline Topic: Ham Close Development	
Question 1	
Christopher Pedler	I would like to ask what is happening about the development at Ham Close, other than the situation about the Faraday case. The current situation with Brexit makes it very difficult to predict future house prices, so finalising a plan for this development that both works for the local community by preventing over-crowding, and produces a plan that is financially viable, must be impossible. Some pundits say a fall in property prices of 30% is possible. Already the planned number of properties has had to be increased from the original figure
Response	Cllr. Frost: There has been a proposal for the regeneration of Ham Close since 2013 as it is evident that the buildings are not fully fit for purpose, and there are problems with too much mould/damp. No fire exits. No disabled access. Old style. The Council transferred its assets to RHP in 2000 and only retains ownership of small land parcels on the estate. Council owns the land, RHP owns the properties. The Council are working with RHP to ensure that this is a successful regeneration but the regeneration will be delivered by a joint venture entity comprising of RHP and their selected developer partner. Decanting offsite is being avoided. Rebuild alongside current builds. Need to phase build. An application has been submitted to the Department for Education for the disposal of a section of the playing fields to enable the development – an answer is expected in June 2019. RHP have developed set of plans, and a Tent and Leaseholder Strategy which are on the Ham Close website. Decisions have not been made re:community buildings yet to accommodate the Youth Centre, Richmond Makerlabs and other community facilities. However there is a commitment to re-provide the facilities which are currently on the close. The Faraday court case has affected agreements between public bodies and development partners. RHP had to change the way that they procure their partner, so this piece of case law has delayed the process of allocating a joint venture partner. RHP are currently working on this and the new timeline is that they expect to be consulting in the Spring of 2020

Post meeting correction: RHP own both the buildings and the land on Ham Close

Supplementary question	Who is the Council going into partnership with? Will the rents be at the rate currently charged. On the South Acton estate – 75% private ownership, highly inflated rents, 63% shared ownership scheme for leaseholders.
Response	<p>Cllr. Frost: RHP will continue to manage the buildings. Development partners being sought. Leaseholders have the option to sell back to RHP, but there is a Tenant and Leaseholder document on the Ham Close website which outlines RHP's offer.</p> <p>New flats will be to a higher specification and therefore will cost more – shared ownership scheme offered so that nobody will be disadvantaged. RHP tenants continue to be RHP tenants. Social housing and affordable rents will be offered within Housing Benefit rates (80% of market rents are deemed as affordable rents).</p> <p>Chair: RHP are procuring developers, it has not happened yet.</p> <p>Anna Sadler: Three shortlisted developers were procured under the previous procurement route which was subject to challenge following the emerging case law set by the Faraday Case. RHP are now starting to procure from scratch. . Faraday case forced RHP to re-procure development partner. Tenant and leaseholder strategy is on RHP website which gives clear details to leaseholders and tenants on what would happen in each individual's case. Affordable housing retained by RHP as the landlord.</p> <p>Post meeting correction: <i>Leaseholders will be in a position to purchase 100% of a new flat or have the option of shared ownership.</i></p>
Supplementary Question	<p>Ham Close resident: 'affordable housing rent', my rent much is higher for a 2 bed flat at £1200 a month than my neighbours. Currently very varied rents from social rents to affordable rents within same building. Rents under old tenancies from LBRUT, before they transferred to RHP, have had no increase in rents (£400 currently for 2 bedroomed flat) will they be brought in line with affordable rents?</p>
Response	<p>Cllr. Frost: residents are paying under different rent schemes. All rental schemes will be assessed and details can found in the Tenant and Leaseholder strategy on the website.</p> <p>RHP offer stakeholder meetings to attend, RHP surgeries. Resident Association meetings to support residents</p>
Supplementary Question	What about the volume of traffic into the area, impact on the three schools?
Response	Chair: The Council is trying to plan for the impact.
Supplementary comment	Football creates a lot of parking problems on Sandy Lane on Saturdays. Air pollution impacts on young people – increase in asthma, air pollution causing death by asthma, Alzheimers, reduced lung capacity, every car impacts on air pollution.

Supplementary Question	What planning and mapping goes on for the pressure on the area? Social workers, doctors, health visitors – long term planning for expansion. How can residents input?
Response	<p>Cllr. Frieze: long term planning doesn't always take place. Pressure in Kingston from building – pressure on trains.</p> <p>Cllr. Frost: school places – 3 primary schools, currently single form entry – Russell School planned for 2 form entry, but currently 1 form. Meadlands interested in two form entry in the future. Economically more viable for schools in terms of funding.</p> <p>Cllr. Richards: underused clinic in Ham Close, discussions to persuade GP to move in as part of redevelopment. Attended stakeholder meeting. Up to GP to take up the provision.</p> <p>Cllr. Frieze: RHP – 371 bus route extension applied for, but did not get funding.</p> <p>Resident: what can we do locally to plan for these needs, project the needs for the future?</p> <p>Cllr. Frost: workshops have been carried out on design previously. Design planning is still ongoing, but as part of the future planning permission process, there will be significant public consultation.</p> <p>Cllr Frieze: London Plan does not allow for one car per dwelling. There will not be this level of parking provision on the development. Inside your car is the highest level of pollution. Encouraging walking, public transport, cycling. London Mayor's target to be less reliant on cars. Active forms of transport.</p>
Headline Topic: Air traffic/noise pollution	
Question 2	
Klaus Niederberger	What can be done to stop the airplanes flying over the Richmond / Ham riverside? Low flying airplanes across Ham have calmed down more recently. Worried about the future with Heathrow, whether this is a test phase for future development.
Response	Cllr. Richards: wind direction dictates direction of take-off, planes often turn over Ham. Experimented with more flights over Ham and Teddington a few years ago, but many objections. Wind direction dictated the amount of planes in April. Possibility of third runway, the Council objecting to this, but lost high court case, considering whether to apply to appeal with other boroughs.
Supplementary question	Very low flying planes impact on the area. We live in Ham for rural aspects. Council's involvement in this? How do we communicate with Heathrow? Teddington Action Group had a proposal from Heathrow of

	<p>funnelling planes in a 'corridor of take-off', like City Airport, but Teddington residents refused this as overwhelming noise, better to spread noise across wider area. Appeal against 3rd runway. Can't stop existing planes.</p> <p>Heathrow Noise on Twitter shows wind direction. Tells when wind direction changes. 20-30% of year Easterlies only.</p> <p>April – 77% Easterly winds, therefore more operations over Ham. Flight path 27% of flights compared to 23% five years ago. Is there a political angle on this? Only southern runway used during Easterly wind. Distribution of flights needs to be monitored. Easterly operations redistributed in a more considerate way.</p>
ACTION	Cllr. Frost: monitoring aircraft noise/pollution officer details to be given to Klaus.
Headline Topic: Flytipping	
Question 3	<p>I live at 18 Cleves Road and use the alleyways that run adjacent to my property and then further up to get access to Ashburnham Road but the alley ways themselves need some maintenance.</p> <p>They all have overhanging bushes and branches actually making it at some points extremely hard to pass through.</p> <p>There is a lot off fly tipping that is taking place with one corner in particular being really bad with various household appliances and general rubbish around making it unsafe to walk through.</p> <p>The pavements are also very uneven and are difficult to go on with a buggy.</p> <p>As we live attached to one of these alleyways we can see they are used heavily so if some investment could be made it would definitely be appreciated by a large number of residents.</p> <p>Could you tell me who is responsible for maintaining these and if any improvements can be made to them?</p>
Response	Cllr. Frieze: At Ham and Petersham SOS Easter party, residents also raised this issue. RHP issue, Caroline Hands to carry out inspection and identify transgressors. Residents should try to report flytipping on the Council website when you see it.
Response	David Williams: never well maintained. No maintenance schedule, RHP only act on complaints. RHP resisted maintenance schedule.

Agenda item three: Open Questions from the floor

Headline Topic: Cut Throat Alley lighting	
Question 1	Cycling in Cut Throat Alley late at night you can't see anything. Is it possible to put reflectors there?
Response	Cllr. Frost: environmentally protected area, walls Grade 1 listed.
Supplementary question	Reflectors possibly on the ground? Cats eyes perhaps?
Headline Topic: recycling of plastics	
Question 2	Why are there not recycling points for plastic? Especially as there is dumping at Woodville Centre of plastic and glass. Can we do something?
Response	Cllr. Richards: plastic recycling at houses, but no market for plastic recycling. Extend recycling scheme to flats. Cllr. Frieze: 1 black and blue box is provided, only food waste has been an issue for flats. Request boxes on the council website. Above the shops the flats have had collection issues. Cllr. Frost: move to doorstop collection, rather than large bins which encourage flytipping.
Headline Topic: Flytipping	
Question 3	Rubbish dumping should have larger fines from the Council.
Response	Cllr. Frost: have to catch offender, get evidence. Officers do investigate thoroughly. But fines maybe do need to be higher.
Headline Topic: Shared tow paths	
Question 4	Safety on the tow path from cyclists when walking. Would it be possible to have a separated space for pedestrians/cyclists?
Response	Cllr. Richards: tow path not wide enough to put shared path. Not allowed legally to cycle on tow path, only consenting to cycling so cannot put up signage. Cllr. Frieze: rings bell, courteous cycling. Move out of the way of small children, dogs if cycling, be more thoughtful. Nextdoor post to encourage considerate cycling. Separating lanes doesn't work.
Headline Topic: Parking on Ham Common	
Question 5	Yellow lines on Ham Common by New Inn on the corner. Now all parking on Ham Common by the Pond impacts on wildlife and air pollution. Cars are from businesses, not locals.
Response	Cllr. Frieze: yellow lines were put in to allow access for emergency vehicles for access to Bishops Close. Convent has special dispensation with parking for current works. Residents requested yellow lines on corners as sightlines were restricted. Propose double yellow lines by the church on Ham Common on corners for sightlines. Officers proposed to

	councillors that they were temporary whilst works were ongoing, but perhaps could provide future consultation for permanent lines. Cllr. Frost: single yellow lines with time restriction, to stop commuter parking might be a solution.
Supplementary question	On junctions not supposed to park within 10 metres of the junction, therefore it is already illegal, parking attendant needs to be there at all time instead of only when called.
Response	Cllr. Frost: there is insufficient personnel
Headline Topic Improvements to St Richard's Square	
Question 6	Artist impression outside Tesco of improved Square, what happened to that plan?
Response	Cllr. Frieze: Liveable Neighbourhood Bid and Community Fund bid were unsuccessful.
Headline Topic Neighbourhood Plan	
Response	Justine Langford: Forum had neighbourhood plan recently voted on and ratified. Planning decisions now have to consider the plan in any future developments. Workshops and residents' comments incorporated into the plan. Policy comments and product comments recorded. Enabling people to leave their car at home, by better infrastructures eg tow path. Plan is coming into force. Welcome ideas for projects and working with council to direct funding. The 4 th June is the AGM at St Richards for the Forum where the 2 consultants of the feasibility study will do a presentation on active neighbourhoods to help reduce pollution and car use.
Headline Topic rise in crime?	
Question 7	Perceived rise on assaults on teenagers – FB and Nextdoor plotting if there has been a rise in crime?
Response	Cllr. Frieze: Richmond Park assault, more assaults on Richmond young people targeted from outside groups. In the centre of Richmond is an issue. Money given from filming of Peter Rabbit 2 given to mobile CCTV unit. Councillors are very aware of the situation. Cllr. Frost: guns and knife crime education programme in schools. Youth Offending Team working with young people who have been arrested to closely monitor them.
Supplementary comment	Why not get boxing club up and running in the Ham Village Centre again?
Response	Cllr. Frieze: Ham Village Centre is not in council ownership, charity-owned and Council can't afford to buy it, but Ham Youth Centre has a variety of activities provided
Headline Topic - graffiti	
Question 8:	Graffiti in the area same tag over bus stops/walls
Response:	Cllr. Frost: Graffiti team do clean up and liaise with BT and TFL bus stops to clean up. Cllr. Frieze: team need permission to remove graffiti – if private ownership, need owner to give permission. Will charge offenders and fine shops selling spray cans.
Supplementary comment	One dominant tag shown online video of person doing this tag, it was a young man, so not a school child.

Headline Topic – traffic speed	
Question 9:	Reducing the speed limit in Sandy lane – any plans?
Response:	Cllr. Richards: 20mph for the whole borough to be applied soon. Cllr. Roberts: schedule to be rolled out asap
Headline Topic – ward based budgets	
Cllr. Frost: Intention to bring budgets to ward level to allow residents to have their say in shaping decisions on spending. Funding streams brought together in local areas from Civic Pride and Community Fund for projects in line with neighbourhood plan. Community engagement is key to assess what money should be sent on. Please share your ideas on the exhibition stand.	