

HAM CLOSE REDEVELOPMENT STAKEHOLDER REFERENCE GROUP

Record of meeting held on Wednesday 31 January 2018 at Grey Court School.

PRESENT:

Maggie Bailey (Chair)	Headteacher, Grey Court School
Adam Tucker	Project Director, RHP
Mandy Skinner	Assistant Chief Executive, Customers and Partnerships, LBRUT
Sarah Filby (Secretary)	Programme Manager, LBRUT
Cllr Penny Frost	Ward Councillor
Cllr Jean Loveland	Ward Councillor
Cllr Sarah Tippett	Ward Councillor
Petra Braun	Ashburnham Road / Ham Street Traders
Justine Glynn	Ham and Petersham Neighbourhood Forum
Jill Lamb	Ham United Group
David Williams	Ham Amenities Group
Elizabeth Blishen	Ham Close Resident
Mandy Jenkins	Ham Close Resident
Briony Rowland	Ham Close Resident

APOLOGIES:

Tracey Elliott	Development Project Manager, RHP
Ellen Taplin	Project Support Officer, LBRUT
Geoff Bond	Ham and Petersham Association
David Lamb	Friends of Ham Library
Stan Shaw	Ham Parade Traders
Julia Van Den Bosch	Friends of Ham Village Green
Andres Muniz-Piniella	Ham Close Resident Association Chair (and Richmond MakerLabs)
Philippe D'Imperio	Ham Close Resident
Djenko Djenkov	Ham Close Resident
Amelia Forbes	Ham Close Resident
Marco Mapeli	Ham Close Resident
Danny McBride	Ham Close Resident
Tom Philips	Ham Close Resident
Lorraine Russell	Ham Close Resident
Anthony Russell	Ham Close Resident
Chris Sanders	Ham Close Resident

1. WELCOME, INTRODUCTIONS AND NOTES OF THE LAST MEETING

MB welcomed the group to Grey Court School and opened the meeting.

The notes from the last meeting were reviewed by the group. The following points were discussed:

- AT confirmed that the Council is expecting to hear the outcome of its bid to the Housing Infrastructure Fund in mid-February 2018.
- AT and MS confirmed that the intention was to undertake further engagement regarding the provision of community facilities in March 2018. To be discussed later on the agenda.
- AT confirmed that the acquisition of land on the western edge of the site is required to ensure Ham Close residents can remain on-site and achieve the aim that residents only have to make one move; there are no other areas of open land on which to build.
- AT confirmed that notices regarding fly-tipping are being put up around Ham Close and shared a photo of the notices with the group. The group discussed the use of CCTV to address fly-tipping.

The notes from the last meeting were agreed by the group.

ACTION

- 1.1 SF to investigate issues highlighted by the group with the CCTV cameras on the green and by the newsagents.

2. COMMUNITY PROJECTS: INTRODUCTION TO 'FRIENDLY PARKS FOR ALL'

Frances Bennett introduced herself and provided an overview of the 'Friendly Parks for All' project. The project aims to increase the number and diversity of users of the borough's parks and understand the barriers that prevent residents using / accessing parks.

FB outlined the work with people with dementia, their carers, family and friends to make Barnes Green a Dementia Friendly Park. The key areas / features to focus on were identified as –

- Entrances / exits (distinctive entrance markers)
- Interpretation and way finding (a central feature / meeting place e.g. carved totem pole in Barnes and corten steel armchair in Heathfield)
- Footpath improvements (short circular walking route and marked trail/s)
- Benches and resting places (adequate seating providing opportunities to look at and be in nature)
- Opportunities to engage with others (e.g. informal activities and Barnes' "chatty chair")

FB noted that she is working with The Friends of Ham Village Green and Ward Councillors to develop plans for Ham green. FB highlighted that she wants to speak to as many users of the green as possible and would be happy to attend other groups' meetings to discuss the project.

The group discussed ideas for a central feature, entrance markers – fruit (apples and pears, blackberries, cherries) and increasing the number of benches. FB noted that she would be working with Grey Court School to produce a piece of artwork for the concrete 'plinth'. MB highlighted that Grey Court is offering to host and facilitate a rolling project like the Fourth

Plinth in Trafalgar Square, the intention would be to work with different local groups to produce new pieces on a regular basis.

FB noted that she is also working with the Woodville Centre to develop activities and is looking to recruit “nature buddies”.

In response to questions from the group FB confirmed that she is also looking to work with local young people to ensure they're engaged and have a sense of ownership in relation to the project.

ACTIONS

- 2.1 Groups / organisations / associations to extend invitation to Frances Bennett if they would like her to attend one of their meetings to discuss the project.
- 2.2 Frances Bennett to send the following information:
 - The consultation carried out with people with dementia and their carers: [Friendly parks for young and old \(Barnes Green\) - Have your say - Citizen Space](#). (If anyone would like more background information please email Frances Bennett at outdoor.learning@outlook.com.)
 - Resources for schools and families prepared as part of the project: [Walk This Way outdoor learning routes - London Borough of Richmond upon Thames](#)
 - Photos of the project at Barnes (see attached).

3. REDEVELOPMENT PROGRAMME UPDATE

AT provided a brief project update:

- RHP have procured and appointed a new employers agent and solicitors for the scheme.
- Zac Goldsmith MP wrote in support of the Housing Infrastructure Fund bid.
- RHP have acquired another leaseholder property.
- Officers from LBRuT and RHP met with HUG and Richmond Makerlabs.

A member of the group highlighted the proposed closure of the Safer Neighbourhood Team base in Ham (part of the consultation on the Met Police's draft Public Access and Engagement Strategy).

ACTION

- 3.1 MB to explore using Newman House to accommodate the Safer Neighbourhood Team. (MS highlighted the potential for the community facilities on Ham Close to offer a base for the Safer Neighbourhood Team in the future – to be explored as part of the ongoing discussion around community facilities.)

a) St. Richard's school playing field consultation

SF provided a brief overview of the St. Richard's Church of England Primary School Playing Field consultation which launched on 9 November and closed on 21 December 2017:

- A letter was sent out to all families at St. Richard's and to all properties facing onto the school playing field place. The consultation was also promoted via schools newsletters, the Council e-newsletter and communications to Ham Close residents.
- An online survey was hosted on the Council's website.
- Hard copies of the consultation materials and questionnaire were also available at Ham Library.
- Primary and secondary schools within a half mile and one-mile radius respectively of St. Richard's were sent letters at the start of the consultation period. None of these schools stated that they wished to make use of the land subject to disposal and did not oppose the proposal.
- Sport England have confirmed that in their view the land in question is incapable of forming part of a pitch.

The preliminary results of the consultation were shared with the group. 83 survey responses were received. 11 respondents were parents / carers of children attending St. Richard's (162 families attend the school). Seven respondents were residents of Ham Close.

The group discussed a number of the issues raised in the consultation and how these needed to be addressed.

SF confirmed that the full results of the consultation would be published.

ACTIONS

3.2 SF to undertake further work to analyse and understand the issues raised, particularly by those opposed to the proposal.

3.3 SF to arrange meetings with those groups that submitted responses to the consultation to understand their concerns and where possible look to address.

b) Preparations for Tenant Event

AT confirmed that following leaseholder event at the end of last year RHP would be hosting a tenant specific event in March 2018.

The group the discussed what RHP could do to encourage tenants to attend. A member of the group suggested the agenda for the meeting should focus on practical issues that matter to residents e.g. kitchens. It was also suggested that the agenda included community facilities and an update on the project timeline.

c) Approach to further engagement regarding community facilities

MS noted that conversations with local service providers (health / youth services / community groups) were continuing and invited the groups views regarding how to move the conversation forward regarding the scope of community facilities to be delivered at Ham Close.

MB highlighted Grey Court's recent Ofsted inspection – Outstanding – and the school's particular strengths around emotional health and wellbeing, suggesting that this was an area that should be explored further.

A member of the group highlighted the need to talk to / engage with existing users and potential users of local health services – they expressed the view that there is an opportunity for the development to provide new health facilities to better meet needs. Another member of the group added that they had discussions with both the local Back Lane and Lock Road GP surgery who said they have capacity but would need to change the way they work and update the phone system.

The group suggested looking for examples of where the delivery of integrated / flexible community facilities is being done well.

The group agreed that it would be appropriate to run a dedicated session to consider community facilities and look to involve others. This should consider the basic requirements and constraints, and draw on the information gathered through previous consultation exercises regarding community facilities.

d) Scrutiny Panel and Cabinet meetings

MS noted that there would be a paper going to Cabinet in February 2018 setting out the collaboration arrangements between LBRuT and RHP. This would be preceded by a Scrutiny Panel on 6th February 2018.

4. FEEDBACK

a) Ham Christmas Carols (7 December 2017)

AT expressed a big thank you to Julia Van Den Bosch and Cllr Frost for their work organising and delivering the event. The event was a great success with circa 100 attendees. The decorated tree survived the festive period.

b) RHP customer drop-in sessions (13 December 2017 and 24 January 2018)

AT noted that one family attended the session on 13th December 2017, with no attendees on 24th January 2018.

5. AOB

None.

6. DATE, TIME AND VENUE OF NEXT MEETING

Wednesday, 21st March 2018, start time 19:00.