

Community Conversation

Ham, Petersham and Richmond Riverside Ward

Date: 26th Sept 2023

Time: 7.00pm – 9:00pm

Venue: St Richard's Church

AGENDA:

6.30pm – 7.00pm:	Refreshments and Council departmental stall on local issues eg Civic Pride/Community Fund, Night Time Strategy
7.00pm – 7.10pm:	Chairman to give short introduction
7.10pm – 7.20pm:	Review of achievements - Councillors
7.20pm – 8.10pm:	Priority themes discussion ('Question Time' style with questions from the audience)
8.10pm – 8.50pm:	Open questions
8.50pm - 9.00pm:	Event close

Ward members in attendance:

Cllr. Andree Frieze - Leader of the Opposition and Green Party Group. Chair of the Audit, Standards and Statutory Accounts Committee

Cllr. Penelope Frost - Chair of the Education and Children's Services Committee

Cllr Gareth Richards - Cycling Champion

Chair:

Rev. Simon Coupland, St Richard's Church

Agenda Item One: Update from Councillors

Ward Achievements	
Councillor	Achievements
Ham, Petersham and Richmond Riverside	<p>Cllr. Frost: Planning and road changes</p> <ul style="list-style-type: none"> • Seeing Ham Close regen proposals through Planning and overseeing safe arrangements for the construction vehicles, and the management of the screening to start the construction onsite

	<ul style="list-style-type: none">• Overseen the financial agreement for the repair work for Teddington Lock footbridges, planned to complete by the end of the year but could over-run, and successfully avoided daytime closures. The ramp on the Teddington side is likely to be done after the other works are finished owing to planning permission still being needed and the complexity of that particular aspect.• Successful delivery of new nursery building for Meadlands School and finally a safe crossing for children and families crossing Broughton Avenue on their way to school• School street to protect the children attending the Russell School• Consulted on changes to Ham Parade road layout to open up the pavements for shoppers and create a ‘café culture’ to encourage locals to make this a destination rather than a ‘drive through’ – unlikely to go ahead because consultation results indicated concern re overall loss of 11 parking spaces – to go to Transport committee for final decision• Dukes Avenue-Riverside Drive consultation on traffic calming measures – residents’ concerns are being considered and some changes are likely to be made <p>Social infrastructure</p> <ul style="list-style-type: none">• Café facilities and public toilet re-opened at Ham Gate – following much pressure from ward councillors and MP• Café facilities provided and public toilet re-opened at Buccleuch Gardens• White Ribbon Walk in Ham to draw attention to the need to challenge violence against women and children <p>Protecting our riverside and open spaces, including Ham Lands and Ham Common woods</p> <ul style="list-style-type: none">• Arranged and attending many meetings in relation to the TW abstraction scheme which threatens the tow path between Teddington Lock and Kingston, and the quality of the water proposed to be pumped into the river from Mogden sewage works – we will be picking this up later this evening• Successfully challenging TW work on Ham Common Woods, started without permission and without sign-off for their risk assessments, resulting in a number of fines for their contractors and the reinstatement of the land
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Agenda item two:

Theme 1	Discussion
Ham Close construction work	<p>Cllr Frieze: Hill and RHP's construction plan has two travel routes and timings, but we can still ask for further conditions.</p> <p>The Primary route is via Riverside and Dukes Avenue. Construction work will take place between 8-5pm daily avoiding school drop off and pick up. There will be no construction work on Saturdays or bank holidays.</p> <p>Compulsory Purchase Orders are being used for the final leaseholders for the sale of their home. Residents around the site have been approached in relation to oversailing rights for the cranes.</p> <p>The Recycling site on Ashburnam Rd (behind Ham Street shops) is now closed in preparation for the community centre build. There are alternative recycling facilities at Sainsbury's and the Tesco site. Still working on getting glass and tin recycling.</p> <p>On Ham Village Green, Hill and RHP have positioned hoarding around mature trees to protect them. Younger trees will need to be removed but will be replaced in the new build.</p> <p>Resident 1: Can it be part of the planning conditions on the developers to complete the scheme quickly, what penalties will be applied? How can we avoid land banking to make more profit. It should be a 5-year completion, rather than 8 years.</p> <p>Cllr Frost: The aim is to rehouse Ham Close residents with one move only if possible. Therefore, we need to wait for a block to be built before residents can then move and vacate their block. The additional housing is to be sold at affordable rents and shared ownership, as well as additional social housing. Those on the site need to be housed comfortably as a priority. Ham Village Green has always been a red line in terms of construction which has meant there is no vacant space for construction.</p> <p>Cllr Frieze: Hill and RHP are receiving funding from GLA to supplement the costs. The cost of construction inflation means Hill and RHP do not desire to extend construction for longer.</p> <p>Resident 1: Recently reviewed the planning application, but Ham Close is not on major developments section of the website, therefore, difficult to find.</p> <p>Resident 2: Still not happy with the reason for the length of time construction will take.</p> <p>Resident 1: What conditions will be imposed on the developers? What penalties imposed if they don't finish on time? They will land bank properties and we don't want a repeat of the ice rink situation.</p> <p>Cllr Frieze: Hill and RHP are not there to land bank, they are desperate to get to work on the site as they can't afford the rising costs. Hill's record is not around profit making. It is going to be a difficult time. Latchmere House took 5 years of development. Hill will be setting up contractor meetings with residents to answer further questions.</p> <p>Karen King: The impact of Ham Close development. Ham and Petersham SOS office has been impacted by noise and dust. There is a need for preventative measures for dust and sound</p> <p>Cllr Frieze: Will look into planning conditions of sound and dust preventative measures. ACTION</p> <p>Karen King: In relation to the new block by Woodville Centre and Ashburnham it is very close to the existing block of flats and will directly impact on residents in that block.</p>

	<p>Cllr Frieze: RHP and Hill will speak to all their residents. The Councillors will continue to put pressure on them to ensure planning conditions are adhered to.</p> <p>Cllr Frost: Sign up at https://hamcloseconsultation.co.uk/ to register for updates. Appreciate that Ham and Petersham SOS is under severe pressure.</p> <p>Resident 3: The parking provision is not sufficient for the number of new residents. Will this result in resident parking charges?</p> <p>Cllr Frost: There is no intention to bring in resident parking charges. The move is towards more active travel. As Patterns of work behaviour are changing there will be less use of cars in the future.</p>
Theme 2	<p>Discussion</p> <p>Thames Water proposal</p> <p>Cllr Frieze: Thames Water were asked to create a plan for water supply against the growing risk of drought. There are 4 water recycling options. Teddington direct river abstraction is one of the preferred schemes to take recycled water from Mogden via a pipeline to Teddington Lock where it is further refined and sent by pipeline to East London. This would Impact Hounslow, Richmond and Kingston Boroughs and would require planning permission from each local authority. Construction would take 3-5 years involving 5 shafts in the borough, an underground pipeline and permanent manhole covers. Thames Water Consultation will start in October. Thames Water will write to all residents in the areas affected.</p> <p>Chair: What are the councillors' views?</p> <p>Cllr Frieze: I am part of the Save Ham Lands and River group who have a website set up looking at all aspects of the impact on the ecology.</p> <p>Cllr Frost: I support Cllr Frieze. The water treated from Mogden would be at a different temperature which would damage the river. The site of natural interest in Ham Lands must not to be disrupted. Water leakage needs to be managed. Would like to see better proposals for land and river.</p> <p>Cllr Richards: It would be better if Thames Water fixed their pipes, rather than this project.</p> <p>Resident 4: Is it the fact that it is the cheapest scheme?</p> <p>Cllr Frieze: That is fair comment, it is the cheapest option, but is it the cheapest option in terms of daily flow? The Environment Agency has not been in favour so far, indeed plans were previously rejected by Environment Agency.</p> <p>Cllr Richards: It seems that the project does not give that much more water, could there be a better alternative.</p> <p>Resident 5: Do they get the land free?</p> <p>Cllr. Frost: They would be using readymade pipes and an existing reservoir.</p> <p>Cllr Neden Watts: (Deputy Leader/environment lead) We do not know if Thames Water will apply to the local planning authority or refer to the national authority under the Dept of Environment, Food and Rural Affairs. At present there are profound concerns for Ham Land's ecology. We are the landowner and planning authority. Councillors have expressed deep concerns. They are currently working with the MP's to get information for the Secretary of State and ministers to encourage them to look at other schemes.</p>

	<p>Resident 6: From a meeting with Sarah Olney, understood that Kempton Park is the next nearest alternative.</p> <p>Resident 7: Ham Lands has a lot of wildlife, including trees. The project would spoil too much. Kempton Park would be a better option.</p> <p>Cllr Frieze: We are looking at all the options put forward by Thames Water to justify not choosing Ham Lands. 'Save Ham Lands and River' is looking at the project documents in detail.</p> <p>Resident 8: Believe that the land is free for the use of the people and can never be built on. Is there a covenant protecting Ham Lands?</p> <p>Cllr Frieze: Just because we own the land, we cannot prevent planning applications.</p> <p>Resident 9: Heard about the Cotswolds scheme.</p> <p>Cllr Frieze: There are alternatives, we just need to prove the case for the other options.</p> <p>Resident 10: No confidence that planning decision will be taken within Richmond. The response to the water problem is across London as a whole, it affects beyond Richmond. This is why Thames Water has a strong argument to apply to a national level of decision making.</p> <p>Cllr Neden-Watts: A freshwater scheme is under the local planning authority. A national infrastructure project would be more expansive than a freshwater scheme. We do not know whether Thames Water could change the legislation. The Tideway Tunnel scheme in Wandsworth was applied for as a national project. Munira Wilson MP and Sarah Olney MP are placing pressure on Thames Water to engage with the public and carry out consultation.</p> <p>Chair: Is the final decision still with the Secretary of State?</p> <p>Cllr Neden-Watts: You can appeal to the planning inspectorate on any planning decision, so it would then involve the Secretary of State.</p>
Theme 3	Discussion
Lime Bikes	<p>Cllr Richards: Currently only buses and cars serving the area, so Lime bikes provide an alternative. But they do litter the pavement. The Council has worked with Lime in escalating fines for poor parking. The bikes are GIS controlled. There were 60,000 rides last month by 15,000 people, 50/50 male to female. It is a point to point transport service. We would like to keep Lime bikes, but may be moving to parking bay model would be better, potentially as a London wide proposal. E-scooters have been less popular with approximately 2000 rides a month. It is still a trial scheme.</p> <p>Resident 11: Between Ham parade and the Hawker Sports Centre there is a particular problem with bikes being dumped.</p> <p>Resident 12: On the path at the Lock, bikes are leaned against residential fences causing damage to the fence, but the bikes are too heavy to move.</p> <p>Resident 13: How long will the trial go on for? What is the process of decision making?</p>

	Cllr Richards: It is the London Council's decision. Some councils are already bay bound. You can then only hire from bay to bay, which may stop the parking problem. The trial continues for 1 year more for Lime bikes, and TfL has 1 year more for scooters.
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Theme 4	Discussion
Ham Parade Consultation	<p>Cllr Frost: There was a consultation on Ham Parade in June with drops ins on the 20th June and at Ham Market. There was a marginal negative result in relation to the loss of parking. The consultation needs to be discussed at committee. The consultation was in response to the Public Realm Improvement Fund which recognised that not much had been spent on Ham Parade. The consultation will be presented to the Finance, Policy and Resources Committee for consideration. This is a public meeting and full consultation report papers will be prepared at this point by officers.</p> <p>Chair: What is the timeline for committees?</p> <p>Cllr Frost: The November committee (16th Nov) is when the decision will be made, and officers will then report consultation results</p> <p>Resident 14: 52% of respondents did not support either proposal.</p> <p>Chair: What would be the 3 councillor's recommendation to the Finance Committee?</p> <p>Cllr Frieze: Would like scheme to go ahead, to help reduce car use and air pollution, but residents have made their views clear, and it is unlikely that the current proposal will go ahead. But potential smaller improvements could be discussed.</p> <p>Cllr Richards: Overall, the shops in the parade of Ham need our support.</p> <p>Resident 15: Regularly shop at Ham Parade. With the £500k on offer is there some other way to spend it? Why do we need to change the current arrangements, there is easy parking, easy access. Local trades people can pop in for refreshments. We need those traders. More productive projects should be pursued.</p> <p>Resident 16: When losing parking spaces, what about the disabled and elderly who wish to shop there?</p> <p>Cllr Frost: There are 2 disabled spaces at present and there would be no change to this in the proposals.</p> <p>Resident 17: For the traders on Ham Parade wouldn't the wider pavements/café culture be beneficial?</p> <p>Cllr Frieze: It is Council money that forms the Public Realm Improvement Fund for shopping areas and high streets. At the Ham and Petersham Neighbourhood Forum workshops in 2018-19 residents looked at the Parade and reviewed good and bad aspects resulting in 2 funding applications to TfL which were</p>

	<p>both cancelled due to Covid. Cars parked on the pavements are difficult for the disabled and buggies. Data shows that walkers and cyclists tend to spend more in local shopping areas.</p> <p>Chair: Another meeting will be making the decision on the scheme, unfortunately it is not in the councillor's gift. We do need to support local traders who are finding trading difficult.</p>
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Agenda Item three: open floor questions

Headline Topic: Additional footbridge for Ham	
Question 1	As the population in Ham grows, what are the possibilities of a cycling/footbridge to unchoke Ham from cars?
Response	<p>Cllr Richards: The problem is funding of such a bridge. We would need third stage funding, otherwise a second stage assessment would not be worth it. Would like to see a second bridge. Currently Teddington Lock foot bridge is being repaired.</p> <p>Supplementary question: Could we do a strategic report on the positioning of a bridge?</p> <p>Cllr Richards: Without the possibility of getting funding, is it worth funding such a report?</p> <p>Cllr Frost: Teddington Lock bridge is being refurbished, let's make the most of this bridge.</p>
Headline Topic: Infrastructure to support Ham Close development	
Question 2	With all the developments in Ham what about the facilities for residents – GPs etc?
Response	<p>Cllr Frieze: All additional support services will come after the build. But we have been in contact with the NHS and money has been allocated for the area.</p> <p>Cllr Frost: If necessary, schools would reduce their catchment area to accommodate more local children.</p> <p>Supplementary question: In relation to Ham Parade, what is happening with the money raised for Malcolm?</p> <p>Cllr Frieze: The bench has been purchased and is awaiting installation.</p>
Headline Topic: Ham Close development - funding from development	
Question 3	With the Ham Close development generating funding, has there been any plans for how this could be spent?
Response	<p>Cllr. Richards: sports facilities</p> <p>Chair: Who will decide this?</p> <p>Cllr Frost: Hill are putting a Fund forward for the building period. The local community will decide how it will spent, but the mechanism has not been set up yet.</p> <p>Cllr Frieze: The Community Infrastructure Levy will generate approx. £7m for infrastructure and local projects. All decisions about the spending will involve residents.</p>
Headline Topic: Management of new community centre	
Question 4	With the new community centre who will have overarching responsibility for managing the centre? There is a real need for space to deliver outreach and services. Will there be a steering group or will A4C have control? (Achieving for Children)
Response	<p>Cllr Frost: The youth centre will be demolished and form part of the new centre, so A4C will have an interest. It is a Council property, so it will be council run. ACTION: Will ask further about potential management structures.</p>

Headline Topic: Additional GP Surgery	
Question 5	Will there be a new doctor's surgery?
Response	<p>Cllr Frieze: would like there to be, but there is a slim chance.</p> <p>Cllr Frost: The decision is under NHS control, which is a slow process. We also need other diagnostic and therapeutic services, as presently there is a long distance for these services.</p>
Headline Topic: Paving over grass verges	
Question 6	The work on the pavements has resulted in the grass verges being tarmacked. It is important to keep the grass verges.
Response	<p>Cllr Richards: When the zebra crossing was put in, there was a need to move the bus stops so this is why the area was paved. The Council can reinstate trees and verges after TFL have finished the works on the bus stops.</p>
Headline Topic: Bus stop repositioning	
Question 7	When will the bus stops be moved?
Response	<p>Cllr Richards: All council preparation is done. We are currently waiting on TFL and then the council can do the road markings.</p>

Close of Meeting