

SAC



STREATHAM AREA COMMITTEE

Wednesday, 17th January, 2007 at 7.00 pm

MINUTES

PRESENT: Councillor Clive Bennett, Councillor Roger Giess, Councillor Brian Palmer (Chair), Councillor Jeremy Clyne, Councillor Ashley Lumsden, Councillor Mark Bennett, Councillor John Kazantzis, Councillor David Malley, Councillor Sheila Clarke, Councillor Julian Heather (Vice-Chair) and Councillor Daphne Marchant

APOLOGIES: Councillor June Fewtrell

ALSO PRESENT:

*Action
required by*

1. **MINUTES 27.11.06**

RESOLVED: That the minutes of the previous meeting held on 27th November 2006 be approved and signed by the Chair as a correct record of the proceedings.

2. **DECLARATIONS OF INTEREST**

None

3. **PUBLIC NOTICE QUESTIONS (REPORT 234/06-07) AND
BEACON CARE HOLDINGS PLC (REPORT 276/06-07)**

- Use of empty 'Safeway' as community space and box junction Riggindale Road/Mitcham Lane/ Conyers Road (St Leonards Wards/Streatham Area)

The replies to the Question from Rosalie Lawlor were noted.

- Use of 64 Leigham Court Road as a Care Home (Streatham Wells Ward/ Streatham Area)

Agenda Item 5 (Beacon Care Holdings) was taken with this item.

In the absence of officers from Planning, Planning Enforcement and Learning Disabilities it was requested that officers be requested to provide written answers to supplementary comments and questions from Mr Malcolm regarding:

Planning
EDACS

- The failure of the answer to address the question and lack of attention to the concerns of local residents.
- The unacceptability of receiving a letter, in response to complaints about the continual abusive language from the property next door to his home, that he should explain to his grandchildren that the woman does not intend to swear and can not help herself.
- In view of the fact that two out of 10 homes have been converted to businesses earning around £1/2 million a year, what assurances can be given to local residents that further homes nearby will not be acquired by Beacon Care and converted into care homes?
- After not being able to use his garden during the last summer because of the activity at the home next door what assurances can he receive that the same will not happen in the coming summer?

Planning
EDACS

In the absence of officers from Planning, Planning Enforcement and Learning Disabilities it was requested that officers be requested to provide written answers to supplementary comments and questions from Ian Meldrum, 60 Leigham Court Road:

- Having also suffered throughout the summer from someone who is not responsible for what they are doing will something be done for this summer?
- If the question is are staff staying there all night then the answer is yes, if it's do they sleep there then sometimes the lights are on at 4 am and sometimes they are not.
- Do the residents have too severe needs for the level of support they are getting in the care home?

Planning
EDACS

In the absence of officers from Planning, Planning Enforcement and Learning Disabilities it was requested that officers be requested to provide written answers to supplementary comments and questions from members of the Area Committee:

- In contrast to the CSCI report, which is pretty much a tick box exercise, is it not possible for Lambeth to pro-actively monitor the standard of care provided in care homes it places people? A response from officers on how they monitor standards of care would be appreciated.
- Is this home the appropriate place for people with this level of need? If there is not 24 hour care then why not? How can the home open when refused permission by the Council? Is it appropriate for a home like this to be in premises on a corner?
- Are there ways communication between the care home owners and residents could be improved?
- With the move from institutional care to community care and

the aim to have more Lambeth people with special needs cared for in Lambeth, or as close to their family as possible, is this not something there will be more of and are there ways Adults' and Community Services can work with the care provider on a neighbourliness charter setting out to residents how the provider will work with local residents to respect their rights, as well as those of the clients?

DSO

MOVED by Councillor Brian Palmer and SECONDED by Councillor Ashley Lumsden and it was:

RESOLVED:

To refer the item to the Cabinet for clarification:

- around the planning issues, particularly in relation to the provision of 'wakened' care,
- whether 'wakened' care or sleep-in care would be more appropriate,
- whether such an inappropriate premises should be used for a care home, and
- whether anything can be done about the suffering of residents.

4. STREATHAM ICE AND LEISURE CENTRE FUNDING AND CONSTRUCTION (REPORT 278/06-07)

The Executive Director of Environment, Culture and Community Safety introduced the report saying that whilst there had been a lot of activity since the previous meeting there was nothing to report publicly in terms of progress of the scheme.

In response to questions from Members he clarified:

- Part of the reason for the delay had been Tesco seeking price certainty for the development.
- The story in the Evening Standard regarding affordable housing for Tesco staff was an old story and there was no change to the approved Section 106 agreement affecting a housing association.

Councillor Brian Palmer MOVED and Councillor Ashley Lumsden SECONDED and it was:

RESOLVED:

Streatham Area Committee deplores the lack of content in the report to the SAC and of apparent lack of progress with regards to negotiations to secure the new Ice and Leisure Centre forming part of the Streatham Hub project.

Streatham Area Committee was promised at its last meeting the contract would be signed by Christmas and this appears not to have happened.

Streatham Area Committee demands a full report to its next meeting in March, reasons for the delay, and a revised programme for delivery including a project plan with time-line to enable Members to more closely scrutinise progress and reasons for delays.

EDECCS

DSO

Streatham Area Committee calls on Cabinet to reassure Members and residents that the Streatham Hub Project remains a top priority of the administration and will not be knocked off course by issues with new leisure service providers or consideration of leisure provision in Brixton and Clapham.

5. ST LEONARD'S STREET WARDENS & STREATHAM HILL RANGERS PROGRESS REPORT (REPORT 237/06-07)

The Divisional Director Public Realm introduced the report highlighting the two aspects of it, the report on the performance of the local Wardens and the report to Cabinet from earlier in the month where it was decided to replace the Warden Service with Police Community Support Officers.(PCSO)

In response to questions from Councillors the Divisional Director provided the following clarification:

- The report concentrates on the St Leonard's Street Warden Scheme as there is shortly to be a consultation about the Streatham Hill Rangers.
- That the Council is awaiting notification of the themes for the Neighbourhood Renewal Fund before making its bid and it is only on the outcome of that it will know the precise details of funding and therefore resources for the future proposals.
- There is no guarantee how many PCSOs will be allocated to any one area. The aim is to have them as a central resource to cover Borough wide matters which traditionally Safer Neighbourhood Team PCSOs would have been abstracted to cover, but they cannot now be abstracted from the Safer Neighbourhood Teams.

In response to questions from Jack Boles, Chair of Streatham Crime Working Group and St. Leonards Residents Association, Gillian Tyson, representing Babbington Road residents and Councillors, the Cabinet Member for Community Safety clarified:

- That he had been out with the Wardens and was well aware of what they do.
- He had been involved nationally with the introduction of Wardens so was well aware of the history and thinking behind them.
- The meetings of the Streatham Crime Working Group normally clash with that of the Borough wide Crime Working Group.
- The manifesto that the Administration won the election on was for Safer Neighbourhood Teams not for Wardens.
- The new proposals would offer a resource Borough-wide and can be located where needed.

Councillor Brian Palmer MOVED and Councillor Ashley Lumsden SECONDED:

Streatham Area Committee condemns the decision of Lambeth's Cabinet to abolish the successful Streatham Wardens Scheme which has been praised by Streatham Residents, the Streatham Crime Working Party and the local Police representatives for their invaluable community support role, their highly visible presence, and their help towards reducing crime and the fear of crime.

Streatham Area Committee also condemn the current administration and the Executive Member for Community Safety, Cllr Mark Bennett, for the short-term, one-size-fits-all approach to fighting crime as a result of which Streatham will be the biggest loser given that it will also lose the Streatham Hill Estates Ranger Scheme.

Streatham Area Committee condemns the cost-cutting nature of these draconian measures, noting the warden's retention on the South Bank where developers have made a contribution towards their upkeep, and noting the administration's saving of £400,000 in this years budget alone by simply not rolling out the wardens scheme borough-wide as proposed by the outgoing Liberal Democrat-led administration.

Streatham Area Committee instructs cabinet to make a fair share of this unallocated money available towards crime-fighting measures in Streatham.

Streatham Area Committee also notes some of the valuable hidden activities of the Streatham Wardens over the past 6 month which includes over 2,000 visits to local businesses and environmental reporting of damage to street furniture, graffiti, dumped rubbish and nuisance vehicles. The report by officers places a value on this work of £400,000.

Streatham Area Committee also notes that the report mentions that the wardens have won awards and recognition for their direct contributions to Police-led schemes such as Operation Freshview and that their involvement has led to a marked fall in overall crime levels.

Streatham Area Committee notes and thanks the wardens for their magnificent contributions towards working with elderly and vulnerable people and groups, their valuable work with young people and with the Somalian community.

Streatham Area Committee demands that the Cabinet demonstrates how resources in these areas of activity will also be provided for the benefit of Streatham residents.

The Chair put the matter to the vote and:

For	8
Against	3
Abstained	0

RESOLVED:

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benefit of Streatham residents.

6. COMMUNITIES FIRST (REPORT 260/06-07)

The Assistant Director Area Services introduced the item. In response to questions from Members he clarified:

- The possible introduction of Parish Councils in London, as contained in the White Paper, would be picked up in the response to consultation. Experience does show that it can take time to develop the maturity to allow Parishes to be brought in.
- No area in Lambeth is alike and different areas have responded differently to the consultation.
- The aim is to take what's worked well with Area Committees and seek to have strategic work carried out at the area level with more detailed and particular work at a local level.
- Area Committees were not designed for community engagement but to allow more local decision making by Councillors.
- In the report the Community Call for Action deals with a way for people to raise items from within their community.
- It is important to build upon what has worked as it would be wrong to chop and change every four years in community engagement, by the time a new structure had been introduced and starting to work, another would be being introduced.

MOVED by Councillor Ashley Lumsden and SECONDED by Councillor Brian Palmer:

Notwithstanding the "Communities First" paper the Streatham Area Committee agrees that Streatham needs opportunities for:

- Local people to come together to discuss important wide-ranging issues that affect Streatham
- Local people to come together to unblock problems and ensure the Council's own funds, decisions and activities benefit Streatham
- Local people, local councillors and council officers to meet officials of other public sector agencies so that Streatham benefits from proper co-ordination to meet the needs of people and communities in Streatham.

The Streatham Area Committee agrees that these distinct roles require more than the single model outlined in the Communities First Paper.

Streatham Area Committee resolves to seek agreement among as many interested parties as possible (drawn from all parts of the existing Town Centre Structures) for a proposal that can be submitted to the council for improved consultation, engagement and decision-making in Streatham.

The Chair put the matter to the vote and:

For	8
Against	0
Abstained	3

Councillor Brian Palmer MOVED and it was SECONDED

Streatham Area Committee wishes to acknowledge the success of the Streatham Shopfront Improvement Scheme in winning the Regional Association of Town Centre Management Award in its category "Creating Quality Environments."

Streatham Area Committee wishes the project well as it advances to the final and the TCM Project of the Year to be announced at the finals dinner at the Institute of Directors in London on 13th March.

Streatham Area Committee wishes to acknowledge the work of officers and members in progressing the shopfront improvement scheme so successfully, to budget and ahead of schedule.

Streatham Area Committee notes that this accolade by an external body recognises the value of local schemes that improve the quality of the local built environment to the great benefit of local residents and businesses, and deplores the current administrations intentions to disband Area Committees, reduce their powers and reduce their local ability to fund such schemes.

MOVED by Councillor Brian Palmer and was SECONDED

Streatham Area Committee deplores and condemn the cynical decision of the current administration to scrap Area Committees which have proved so successful in bringing forward much needed environmental and community projects and assistance and funding towards Streatham High Road Improvements (including the Phase outside the Odeon to be started in Summer 2007) and Streatham Green.

The Streatham Area Committee records with pride its achievements in the award-winning Streatham Dip Shopfront Improvement Scheme which is a classic case of direct, achievable small-scale urban environmental enhancement which benefits residents and retailers alike.

The Streatham Area Committee also points to the successful commissioning of and installation of a new and much overdue civilian war memorial, providing a feasibility study and funds towards providing a new entrance and ticket hall to Streatham Common Station, improvements to facilities in Streatham Vale Park, Streatham Common and Hillside Gardens. A more complete list of projects can be seen at page 244 of the report.

Streatham Area Committee regrets that this cost-cutting decision of the current Cabinet will deprive local people of a direct link with local elected councillors to effect change in their local area and notes that much of what the Cabinet is proposing runs counter to their Government's own proposals to increase local democracy.

The Streatham Area Committee deplores the fact that the proposed replacement Area Assemblies will have no decision making powers and welcomes the fact that the Streatham Forum spoke so positively about working more closely with the Streatham Area Committee – a model that would benefit residents of Streatham enormously.

Streatham Area Committee notes that the so-called "Community Call for Action" contained in the report on page 147 adds nothing to powers that already exist and deplores the Cabinet's cynical attempt at a cheap re-branding exercise by halving the money set aside for local projects and which may result in further staff cuts jeopardising the whole Town Centre model.

Streatham Area Committee applauds the valuable work achieved to date by officers working in the Town Centre Office.

Streatham Area Committee demands the Cabinet that it releases the £58,000 awarded to each Area Committee in last years budget which is now being held hostage by the current administration so that these funds can be released to an allocated project to increase space by removing the road across Streatham Common and re-landscaping this sensitive area by a children's paddling pool.

The Chair put the matter to the vote and it was carried with the Labour Councillors (Mark Bennett, John Kazantziss and David Malley) voting against.

RESOLVED:

DSO

Notwithstanding the "Communities First" paper the Streatham Area Committee agrees that Streatham needs opportunities for:

- Local people to come together to discuss important wide-ranging issues that affect Streatham
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Streatham Area Committee deplores and condemn the cynical decision of the current administration to scrap Area Committees which have proved so successful in bringing forward much needed environmental and community projects and assistance and funding towards Streatham High Road Improvements (including the Phase outside the Odeon to be started in Summer 2007) and Streatham Green.

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7. PROVISIONAL REVENUE & CAPITAL BUDGET 2007-08 (REPORT 273/06-07)

The Group Manager Finance Information Systems Introduced the report.

Councillor Ashley Lumsden MOVED and Councillor Brian Palmer SECONDED:

Streatham Area Committee expresses its concern and disappointment at the proposed budget which fails Streatham time and time again. In particular the Streatham Area Committee notes that among the many items in the paper:

- There is nothing new in the budget for the Streatham Library Proposals, Streatham High Road Improvements or to meet priorities set by people in Streatham.
- Total expenditure for each of Services for Young People, Economic Development, Older People, Crime Reduction are all due to be cut by the Labour Council according to table 7 of the budget paper.
- Cuts to the Town Centre Offices are planned which are detrimental to community safety in addition to the cuts to the three Community Safety Warden schemes in Streatham.
- Older and Vulnerable people are to be charged £17.50 per hour rising to £20.00 for homecare services costing under

£14.00 while the people in “Substantial” need of services are now to be denied support from the council.

- Millions of pounds of Voluntary Sector services currently funded by the council are to be cut.
- Environmental services like streetcleaning and highway maintenance are to be cut while charges for bulky rubbish collections are to be introduced risking increased fly-tipping.

Consequently Streatham Area Committee rejects the budget proposals presented by the Labour Administration.

In addition the Streatham Area Committee condemns councillor John Kazantzis and councillor Mark Bennett for voting to take away Streatham Area Committee capital funds (Recommendation 6 and Appendix 5 of the Cabinet papers) having supported their use for Streatham Common at the last Streatham Area Committee or at Cabinet on receiving the reference.

In response to questions the Cabinet Member for Community Safety highlighted the increased spending on Domestic violence which costs the Borough £30 million, the Anti Social Behaviour team lead by a specialist lawyer to speed up processing cases of Anti Social Behaviour and the increased intervention with guns, gangs, and work on drugs and alcohol.

In response to questions the Cabinet Member for Housing clarified the disposals policy.

The Chair put the matter to the vote and:

For	8
Against	3
Abstained	0

RESOLVED:

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8. REGENERATION DELIVERY PLAN FUTURE LAMBETH (REPORT 209/06-07)

The Interim Programme Director, Physical Regeneration, introduced the report.

In response to questions from Members she confirmed that apart from the Streatham Hub Project there was not a lot in the report for Streatham.

Councillor Brian Palmer MOVED and it was SECONDED

Streatham Area Committee notes Agenda Item 8 entitled Regeneration Delivery Plan:Future Lambeth and deplores the fact that within its 22 pages Streatham is barely mentioned.

Streatham Area Committee requires that in future reports coming to SAC from Cabinet should be about Streatham and not other more favoured parts of the borough.

Streatham Area Committee calls upon Cabinet to instruct officers in Regeneration to work-up a report to the next (probably penultimate) Streatham Area Committee - a progress report into potential redevelopment sites of crucial importance to Streatham namely: Caesars, Safeway and the Tate Library.

Streatham Area Committee also instructs Cabinet to demonstrate how its Regeneration Team will advance the aspirations outlined in the Retail Report commissioned by the outgoing Liberal Democrat-led administration to use such developments to enhance the retail offer and provide the area with much-needed and community facilities.

Streatham Area Committee looks forward to this report and suggests its title might be Future Streatham.

The Chair put the matter to the vote and

For	8
Against	3
Abstained	0

RESOLVED:

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DSO

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9. CAPITAL PROGRAMME UPDATE (REPORT 277/06-07)

The Town Centre Manager introduced the report informing the Area Committee about the award won for the Shopfront Scheme. In response to questions she clarified that approval for the use of the ABC Section 106 money for the Coburg Crescent scheme has almost been approved.

RESOLVED: To note the report and thank Kevin Jones for his work and all officers in the Town Centre Office on the shopfront scheme.

The meeting ended at 9.30 pm

CHAIR
STREATHAM AREA
COMMITTEE
Wednesday, 7th March, 2007

Date of Despatch: Thursday, 25 January 2007

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