

## ROEHAMPTON PARTNERSHIP

Minutes of the meeting of the Roehampton Partnership (RP) meeting  
held on Tuesday 15<sup>th</sup> July 2025 at 7.00 p.m.  
at Roehampton Club

### Present:

The Revd Joshua Rey	Holy Trinity Church (Chair)
Angus Robertson	Our Roehampton Chair
Marc Newey	Chief Executive, Roehampton Club
Cllr Graeme Henderson	Roehampton Ward
Orode Faka	R.O.C.K.S.
Steve Fannon	Hersham RA
Angela Evans-Hill	Wimbledon and Putney Commons

### In Attendance:

Carolyn Ward	Minute taker
Nieves Carato	Resident
Cllr Aydin Dikerdem	Wandsworth Council
Anna Singleton	WBC Regeneration Team
Iain Sherman	HTA Design

## 1. Welcome and Apologies

Apologies were given by Emma Lewis, Colin Cooper, Decon Kathy Johnson, Tom Rowson and George Turner who were unable to attend.

It was noted that Cllr Matthew Tiller and Cllr Jenny Yates were also unable to attend on this occasion.

Revd Joshua Rey (JR) welcomed the Partnership and residents who were in attendance and guest speakers Cllr Aydin Dikerdem, Anna Singleton and Iain Sherman who had been invited to present a detailed plan on the ballots and decisions regarding the Alton Regeneration.

## 2. Minutes and Matters Arising

Minutes of the meeting held on 15<sup>th</sup> April 2025 were held as a true and correct record of the meeting and were approved.

There were no additional matters arising.

## Previous Actions from October 2024

*JR went through the Action Summary Table.*

**Action OCT24/03:** JR to follow this action up as no response has been received by Cllr Dikerdem re allocation of funds to improve the playground – Ongoing.

**Action OCT24/04:** JR to follow up re Dr Hassan's membership.

JR advised the Partnership that is was unable to get any response from Dr Hassan but thought he may have the wrong contact details. JR asked Cllr Graeme Henderson (GH) if he could find an alternative medical response but it was noted that Dr Hassan was Angus Robertson's (AR) Doctor and he said he could make contact with him.

**Action OCT24/05:** Cllr Yates to share data on volume and speed of traffic on Roehampton Lane if available from TFL to aid in assessing whether and to what degree the Partnership should back a reduction in the speed limit – Complete.

**Action OCT24/06:** Partnership to forward emails to Cllr Yates if they have recently experienced a bad bus journey – Ongoing.

## Previous Actions from February 2025

**Action FEB25/02:** Cllr Aydin Dikerdem to be invited back and present a detailed plan on ballots and decisions at the July meeting. To be put on the July agenda with an invitation from JR – Complete.

**Action FEB25/05:** Secretary to add Review of working relationship between Our Roehampton and Roehampton Partnership to the agenda for 15 July 2025 meeting (30 minute slot) which will include the question of being a Neighbourhood Forum) – Complete.

**Action FEB25/06:** JR to send Lauren's email address to CW so she can be added to the Partnership email group. To follow up.

## Previous Actions from April 2025

**Action APR25/01:** JR to review October actions from the Action Summary Table – Complete.

**Action APR25/02:** Cllr Matthew Tiller (MT) to make introductions between Mark Hicky and JR – action to be removed.

**Action APR25/03:** KJ to share the points that she had raised.

**Action APR25/04:** Hammersmith Bridge to be put on the July agenda so the Partnership can discuss the merits for it to be opened to all vehicles. JR to write to the DfT and Deputy Mayor for Transport regarding reopening the Hammersmith Bridge to enable a more reliable bus service for Roehampton – Complete.

It was noted that JR had written several letters which were shared to the Partnership before the meeting.

**Action APR25/05:** Agenda item 'Organisational Structure' to be put on the July Agenda so Roehampton Partnership can take into account Cllr Akinola's suggestion that we consider being a Neighbourhood Forum, with a paper written on this subject.

*Due to time constraints the agenda item was not fully discussed and it was agreed that another date would be found in the diary, possibly Sunday afternoon at Roehampton Club, to discuss this item properly.*

Cllr. A. Dickerdem arrived at the meeting.

### **3. Transport update – to consider the Partnership's position on Hammersmith Bridge, and note reduction of Roehampton Lane to 20mph.**

#### Roehampton Lane Speed Limit

JR thought there should be a discussion but might struggle to have a debate without Jenny's support.

JR asked if people were aware that the speed limit is going down to 20mph.

GH had advised that consultation would be under TFL.

It was noted that Roehampton Lane is the only road in Wandsworth that is 30mph and goes through a residential area.

JR asked the Partnership if they wanted to express a view as part of that consultation which he hoped that everyone supported the 20mph.

Marc Newey (MN) thought as a Partnership that they should support this proposal.

**Action JUL25/01: JR to respond positively to the TFL, supporting the reduced speed of 20mph on Roehampton Lane.**

Nieves Carato (NC) advised that some residents were not happy that the road was going to be 20mph as they thought this would effect the buses as already there can be a wait of 25 minutes.

The Partnership believed that this was probably down to the frequency of buses rather than the estimated travel time.

It was noted that the reply to TFL would be solely from the Partnership and not a view by the residents.

#### Hammersmith Bridge

JR advised that there had been different views, some people think it would be helpful for residents to get across the bridge with their cars but it would increase traffic down

Roehampton Lane but would be better for Putney, it is difficult to work out all the ramifications.

JR didn't want to take a firm view on this without the presence of Jenny to advise.

JR asked if the Bridge needed to be open and what the impact on Roehampton would be, would buses be quicker, would this increase traffic on Roehampton Lane?

Orode Faka (OF) advised that it takes over one hour to get to Putney as you cannot take the 149 bus. OF thought the Bridge should be open to London transport with more access to Hammersmith.

MN thought having the Bridge open was a national importance and driving your car to come to this area is offputting because of the traffic and the long queues to get to Putney Bridge. The impact on traffic in this area is so bad that people are trying to avoid this area.

*The Partnership had a debate on whether there would be more traffic down Roehampton Lane if Hammersmith Bridge was to open.*

FO said that it was a nightmare in Putney and she thought opening Hammersmith Bridge would take the pressure off Putney Hill.

JR was keen to see proper evidence and asked the Partnership if there was an overwhelming view that the Bridge should be opened or if they were happy to wait for Jenny one more quarter and request site of any modelling that has been done.

Cllr Aydin Dikerdan (AD) advised that they have been stopping major works on Wandsworth Bridge because of decisions made by Hammersmith. Hammersmith closure had caused congestion and pollution on the Wandsworth side.

GH reported that to repair Hammersmith Bridge would cost £250 million in order for it to be able to take heavy vehicles / buses etc.

JR suggested that if this became a toll bridge he had worked out that if people paid just 50p this would pay that cost.

JR asked if the Partnership wanted to make a majority decision supporting the reopening of the Hammersmith Bridge or if they wanted to hold the decision until Jenny could be here. It was noted that GH was happy to hold for another quarter.

OF asked if she was going to give us anything new, did not see the point otherwise as JY had already been part of the discussion and had at the last meeting been very informative. OF wanted to know if we were postponing to hear more information, it not couldn't see the point of waiting.

MN thought it would be important to find out what Fleur Anderson thinks as she has been strongly campaigning to open Hammersmith Bridge.

MN suggested that rather than waiting another quarter, JR could be contacted for more information with a majority view by correspondence.

**Action JUL/02: JR will contact JY and make his decision by the end of the month to support Hammersmith Bridge reopening to all traffic.**

JR asked if there were any other things to be humanized and done to Roehampton Lane, i.e. more pedestrian crossings etc. worth discussing. It was noted that this would be put on the agenda for the meeting in Autumn.

**Action JUL/03: JR to schedule the Transport agenda item on the October meeting.**

#### **4. Conversation with Cllr Aydin Dikerdem and Anna Singleton.**

Cllr Aydin Dikerdem (AD) gave an overview of what they would be presenting and advised there would be a visual update of physical plans and then a frank open discussion. AD advised that the GLA would ballot the whole estate, both West and East of the Estate.

Anna Singleton (AS) introduced herself and informed the Partnership that she was heading up the Regeneration team in response to the renewal and was here today to run through the new build housing proposal.

Iain Sherman introduced himself as the Senior Associate for HTA Design and that he was leading on the regeneration proposal.

*IS presented slides to the Partnership which is a snapshot of what will be put out to the ballot.*

Slide 1 – The Alton Renewal – Development Sites. Areas in Red will be subject to a ballot.

Slide 2 – Showed visual of what they are trying to do, existing building that are end of their life will come down.

Slide 3 – The Alton Engagement. Events, Focus Groups and Meetings with Community groups.

Slide 4 – Renewal Plan Proposals, talked through the key headlines, proposed new homes 600 – 650.

SF asked about the reduction of homes and if they would be larger? Is the drop in number because there are less sites?

It was noted that:

- Allbrook House was being kept.
- Commercial and Community space would be 8500 sqm.
- Danebury Parade – they will be making sure of a new provision of a new supermarket but maybe not as big as an Aldi.
- There would be improved accessibility.

166 Roehampton Lane (Slides 5, 6 and 7) – the Nursery will be relocated to Portswood Place. Existing family support services will be relocated within the estate.

Danebury Neighbourhood (Slides 8, 9 and 10) – IS informed the Partnership that compact buildings work better on steep sites. They will design it to have spaces between buildings and green spaces. New neighbourhood to be developed.

Slide 11 – Public realm, different building typologies that interegrate with the urban realm. Creating meaningful outdoor spaces between buildings.

Slide 12 – Danebury Neighbourhood, IS showed visual.

Slide 13 – Danebury Community Square – transform carpark and have a community Square, have market events and gatherings. Potential for parking below.

Slide 14 – Community Square – showed visual of what the proposal would be. Residential building and shops underneath like a café.

Slide 15 – Danebury Parade, explained briefing points and design aims by showing an arial view towards parade.

Slide 16 – Further design studies, delivering a new shopping parade. Showed existing and what the new proposal would be.

Portswood Place (Slides 17, 18 and 19) – Showed arial view towards the hub building and went through the briefing points and design aims. Need to be sensitive to heritage views, uses – family hub community spaces, nursery, shared hall, GP and Retail.

Community Hub – Block A (Slides 20 and 21) - Block A is part of the ballot but not in the ballot. Community building and residential building.

Community building - Proposed is an Adult and Children library, workspace and council offices, meeting rooms and study space, dedicated youth space, community space and roof terrace.

Residential buildings – 50 to 60 new homes, 100% affordable tenure. Family sized homes.

Visual was showing the site layout and view from Danebury Avenue and interior view – the library.

SF was concerned about a roof top terrace and the noise levels.

IS confirmed that the residents would not be affected by the roof top terrace.

The Ballot (Slides 22 and 23) – GLA want block A, to be part of the offer because of the Residential, do not have to refund the people that lived in blocked A.

GLA criteria – Ballots must be open to all residents aged 16 years or older living on an existing social housing estate.

AS explained the planning programme, will try and get an outcome earlier than Spring 2026.

SF asked where they were, looks like to be on target to date with no net loss. SF wanted to know what is was going to do for the state service charge, will the service charge percentage reduce if there are more homes.

AS advised that against your state service charge where there are additional homes are being added then the relevant contribution would reduce as more people are contributing that said some infrastructure might cost more to maintain.

Angus Robertson (AR) asked about being upfront on what the net gain is on homes. AS advised that she did not have these figures to hand.

There was a conversation about buildings being demolished because they had reached their 'end of life' but it was noted that this was not particularly true but they were buildings selected because they were below the space standards and quality trying to be achieved.

AD explained that the Allbrook building can be refurbished, they need to look to see what land they can unlock with the least demolition possible. They have a criteria and this is the last recourse. Scheme is to maximise the net gain of homes.

OF asked about the Danebury neighbourhood and the ballot transparency as there are existing residents that have been in temporary accommodation for 10 years and wanted to know the timeline.

*AS explained the ballot and the timeline:*

Copy and data to CES for Voter Registration Stage – 24/7/25

Verification closes – 1 September

Landlord Offer published – 2 September 2025

Copy and data for ballot to CES – 4 Sept

Issue of result – 17 Oct 2025

Results letter posted – 24<sup>th</sup> October 2025

GLA Certificate w/c 20<sup>th</sup> Oct 2025

*Community Hub and Residential Building (Site Layout) Slide was shown.*

AS explained that the Civica Election Services (CES) were a separate organisation to the Council and they would be overseeing the ballot which would be open to all Alton residents.

GLA criteria – open to social tenants, resident leaseholders and any resident who principal home is on the estate.

AD emphasised that they need to get a YES vote for this to happen.

The Regeneration team aim to beam videos to people's mobiles and will be campaigning for a two week period and would welcome Roehampton Partnership support as they need a Yes vote.

OF informed the team that there were parts of the estate that do not really know about this.

AS advised that they have not launched a campaign as yet and are in the preparation stage at the moment and are purposely drip feeding the information as they do not want to give too much information too early that people will be tired of the ballot by the time they are due to vote and then not do so.

They will be distribution pamphlets to key groups first and there will be pop up stalls all over the estate when they launch the campaign. Key local staff and community people will have specific briefings and doing session with officers.

They will proactively look to translate into key languages but do not want to bombard people but give enough information and at the right time so they are aware and will vote. AS explained that her colleague Jo is working up a rota to knock on doors of residents to persuade them to vote but now how they vote.

OF asked if they could approach residents in the evening or maybe do something in the community centre.

AS advised that they could do a public meeting and if they had any ideas to certainly approach and she will forward to Jo who is coordinating this.

JR said that he was disappointed that there would not be a large supermarket where you could go for your weekly shop. It was noted that it would be bigger than the old Co-op.

It was noted by SF and JR that they didn't think there would be sufficient parking.

OF was worried that if it was another Co-op that this would not be affordable, ASDA considerably cheaper.

AS advised that they are currently working with an expert on this to support different retails. Making sure that they have good advice and the right offer across the board.

It was noted that they would not get a Lidl or Aldi as they will not come because of parking. Offer needs to be bigger, but small shops have more flexibility around opening hours. Small supermarkets have more opportunities to offer more ethnic foods.

AS will be exploring a market type provision at that the Community Square as a lot of people are telling them that is what they want where they can buy different kinds of meat and fish that you cannot get in a supermarket.

It was noted that Alton estate parade is functioning but shops do not all serve the community, business rates are expensive: is this being explored with the new model?

It was suggested that Peckham has been transformed because retail units were made affordable, from clothing to food.

IS stated that it is part of the plan to provide more smaller units.

NC asked about the 10 blocks and how big they were going to be and if they are considering a market place, could they build something that has a cover.

IS confirmed that the buildings will be a smaller footprint but the buildings will be higher so they can gain back green spaces in between.

AR thought what was missing in the plans was the social impact assessment and what the real life impact as they face prolonged disruption. Need to identify the challenges and mitigating them.

Parking – it was noted that there is no increase in parking but no net loss, there are discussions with existing residents regarding parking.

MN asked if they could deliver it, having the concept and planning approved but have they got the money and the expertise to deliver what is on paper?

AD advised that he is opening this summer three new estates in Battersea where there will be 556 buildings.

MN advised that the quality that they are showing, needs to be delivered with the green spaces maintained.

OF asked if there would be an opportunity for sole traders / small businesses, where there could be job opportunities to be involved in the maintenance.

AD explained that he had a recent meeting in Nine Elms on how they deliver contracts to local providers, i.e. pest control, window cleaning companies and how they support them. He has done a whole piece of work around that and he can email to the Partnership.

**Action JUL25/04: AD to email JR how they can support local providers in the community.**

AD advised that when it comes to construction they will however source from a large trusted provider.

JR expressed thanks to the three guest speakers.

## 5. Organisational Structure

- Review of working relationships between Our Roehampton and Roehampton Partnership
- Consider being a Neighbourhood Forum
- Consider whether we are a deliberative or a campaigning body

JR asked the Partnership if they just wanted to be an organisation that met quarterly, sharing ideas or did they want to become a Neighbourhood Forum, thought the test would be if they have the energy offsite, did they want to become a more muscular campaigning group but he did not have the energy to drive it.

AR mentioned that they need to think about the process and what we want to be.

It was noted that them being a Neighbourhood Forum could give a stronger voice with the Council.

MN didn't think that would be necessary as they already have the ear of Wandsworth Council who are prepared to come to their meetings and listen to their concerns / views. MN wanted to find a way how they attract more residents to attend the meetings rather than be a campaigning body.

**Action JUL25/05: JR to seek a date for the Partnership to meet on a Sunday afternoon for a reflective discussion with a paper to be written by AR.**

## 6. AOB

JR informed the Partnership that Tom Rowson was being replaced by George Turner as COO at the University and gave his warm thanks to Tom for his service.

AS advised that there was a big event on the 16<sup>th</sup> August, Festival which is the last week of the community weeks.

**Action JUL25/06: JR to circulate the Festival flyer.**

## 7. Close of meeting

The meeting concluded at 9.06pm.

## 8. Next Meeting

Tuesday 14<sup>th</sup> October 2025  
Garden Room  
Roehampton Club  
Roehampton Lane  
SW15 5LR