

2011 OCTOBER 05 MINUTES

SUMMARY OF OPEN MEETING GARRATT BUSINESS PARK, 5 OCTOBER 2011 AT 3.30 AT MALCOLM RYAN STUDIOS

This was attended by 12 businesses, 3 Board members and Judith Roscoe. Apologies were received from a further 3 businesses, 2 Board members, the Police and Councillor Angela Graham

REPORT ON THE WORK OF GARRATT BUSINESS PARK

David Guyan, the Chairman, reviewed the recent work by the BID Board relating to the Estate and also referred to the information on the display board at the meeting.

The Estate now has a regular weekly maintenance worker, Eddie Webb who usually works on a Wednesday, collecting rubbish, weeding and other general maintenance tasks. He has replaced the person from Cappagh. This news was welcomed and no maintenance issues were raised, except that Luke Ryan queried the maintenance of the drain near the main gate, its need for more frequent cleaning and also perhaps extra grit if a frost is forecast.

The levy has been collected for 2011/2012, at a rate of 97%. Relating to the only 2 businesses who have not yet paid; one is in liquidation and the other in receivership.

The entrance gates are now only opened at night and at the weekend by either fobs or codes which are business specific, so if there is a problem, it will be possible to track down which business is involved.

The budget was presented and accepted. The latest accounts will be published in November 2011.

National Grid (NG) are working on their site. There were some photos displayed at the meeting. Cappagh are contracting to NG. They are taking some spoil to their site and some away from the business park. NG check for movement on a daily basis in Lyndon Yard

The Board have decided to improve the empty land belonging to Gander & White (GW), between Gander & White and St Martins Way. GW have stated that they have no interest in improving it themselves but it is unsightly to visitors to GBP and by improving it, the whole entrance along the side of St Martins Way including and between the two gates should look more welcoming. However following evidence today of some drilling and spoil removal on this site, the Board will investigate further before proceeding.

NEW WEBSITE FOR THE ESTATE

Barbara Lascelles introduced the fact that the current Garratt Business Park website was being replaced. The new website which is currently accessible under development www.garrattbusinesspark.wordpress.com will be simpler to access and less expensive to maintain. Judith should be able to update it herself and also to send out alerts & changes as well as receiving comments through it. It is 90% ready and hopefully will be live by the end of October.

Luke said that he had looked at it and it seemed functional.

Barbara welcomed more feedback.

PROJECTS AND FUTURE PLANS AND LEVY

A Paper was distributed at the meeting about possible projects, the funds of the BID and the future. The BID funds are spent both on maintenance of the estate and improvements. At the moment there are some funds available after the maintenance fees have been paid as illustrated on the budget which was circulated, but there is a question as to whether these

funds should be retained for essential future needs which may occur or spent now. All businesses were asked to suggest projects for further improvement.

Stephen from TUK asked where the BID Board stood in relation to income tax. David replied that we do not have to pay tax unless we sell an asset or generate income on a deposit account. The BID Board has sought advice on this matter from other longer established BIDs where there is a precedent

Mike Powell asked where we stood in terms of NG carrying out further improvements to Riverside Road and handing it over to the estate. The Board is unclear about where the 'estate' stands on this at the moment although they have asked NG about the matter. NG do not appear to want ownership only access. It has also become unclear over the last 6 months as to whether NG propose to use Riverside Road as their main vehicle access to their site once their site is in regular operational use or whether they may access it from south of their site, ie from the borough of Merton. It is likely that if they do not propose to bring in heavy vehicles along Riverside Road that they will not rebuild the road. It is also considered that the Council are likely to want to adopt the road. If the road reverts to the ownership of the Estate then there could be some heavy costs to maintain it together with drainage works beneath the road.

Further questions were asked about whether all the other roads had been resurfaced. Yes, they have been. And then what the 'shelf-life' of this resurfacing was. David agreed that we need to find out when they were resurfaced, when the surfacing will need to be redone and to plan a medium term maintenance schedule for them. This will also affect the amount of funding the Board needs to reserve. It was also pointed out that additional sources of funds such as the Council (who in the past funded a grant of 25% to 33% of the improvement costs) or other public bodies would be unlikely to have funds available for us in the future. David Fahey from Cappagh agreed to obtain an estimate of resurfacing all of the Estate roads.

The matter of a second round BID was discussed. David said that the Board currently expected to apply for a second round BID.

Someone asked what would happen to the accumulated funds if a second round BID was not voted in. David said he would look into this, although he expected it would be used to benefit the estate. David also highlighted that over the next 10 years, many owner/managers of the businesses on the estate would retire, and thus let out their units to tenants. Under these circumstances it is essential that there are funds available to maintain the estate and that the tenants understand that they must contribute to these. The Estate is currently in significantly better 'condition' than it was 10 years ago but it needs a continuing income and an overall management to maintain this situation.

IDEAS for PROJECTS

Ideas from the meeting included

A memorial for Alan on the Gander & White land

Signage - this is not clear enough, it would be better to be alphabetical.

Insurance, Joe Ruston asked if the BID Board was covered if someone twisted their ankle.

David replied that the Board was covered under Public Liability insurance and stated that the Director's & Officers insurance was being arranged through the insurance broker.

Palisade fencing behind the units and a survey of the back of the units backing onto the Wandle (it is generally thought that there is regular 'villainous' activity along the back of the Estate from the Wandle).

Re-issue advice to all businesses about installing flood protection measures and registering with the Environment Agency for flood alerts

Conduct an independent Health and Safety report for the Estate and check out for Fire Safety (Luke said he could advise on this).

David concluded to the meeting that the suggestions made would be looked into and acted upon but that there were no significant projects requested at the moment.

RECYCLING & ENVIRONMENTAL ISSUES

Mike Roberts from Wandsworth Council visited 14 businesses on the Estate in the early summer to endeavour to reduce recycling costs of the businesses. He will resume this work in the very near future & apologised for not being able to attend this meeting.

Mike Powell said that Mike's advice to him had saved £900 per annum by changing from Grundig to Sita.

Joe Rushton of Remote Controlled Lighting says that he has a contract with a mobile shredding company who visits for £50 a time for 15 bags.

It was pointed out that the Environment Agency require waste transfer notes as proof of waste disposal over 2 years.

There was a discussion among attendees about the Performing Rights Society (PRS) pestering businesses to take out a music licence when more than 2 members of staff listened to a radio. However someone with a relation working for the PRS said that it could be up to 5 members of staff and that this 'law' would not therefore relate to most businesses on the estate. When music is played where public have access ie a showroom the rules are different.

PARKING

A paper on parking was distributed at the meeting and then discussed.

Parking is very scarce and it is considered that residents and employees of businesses in and off Garratt Lane park within the confines of Garratt Business Park when as a private estate they have no right to do so. It has been observed that there are several vehicles which are parked on the estate and untaxed.

Various ideas were discussed including clamping which is not legal even though it is a private estate.

The current possibilities for ensuring that the parking space for the estate businesses is maximised are

- to observe the code which was circulated to the meeting and which will be put up on the new website

- have untaxed cars stickered and then after an appropriate notice interval removed

- monitor other vehicles which are parked on the estate but do not appear to relate directly to estate businesses and business

and then request that they are moved

- research individual secure parking controls for businesses who have their own parking space

- rent out some of the public parking space on the estate to businesses who wish to pay and control it

- ask estate businesses if they wish to rent space from the Stadium car park for their staff; it will depend on the number who are interested how much they are likely to charge

OLYMPICS - LONDON TRAVEL INFORMATION

Information on this was available at the meeting and all businesses are advised to look on line to check whether significant changes in the London road network and heavy public transport usage will affect either their deliveries to or from their business or their staff travel next Summer.

The next open meeting will be on Wednesday 8th February 2012. (This was later changed to 18 April 2012)

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Judith Roscoe