

# **GARRATT BUSINESS PARK PUBLIC MEETING**

## **Wednesday 3rd October 2012, 15.30pm**

### **held at Malcolm Ryan Studios**

#### **ATTENDEES**

##### **BID BOARD**

David Guyan (Mr Carpet)  
Derek Smith (Holman & Williams)  
Keith Stringer, (M & S Supplies )  
Mahesh Rawal (Essential Sales Products Ltd)

Barbara Lascelles – (Lascelles Antiques)

BID Coordinator- Judith Roscoe

##### ***BUSINESSES***

Sue Brown - G M Developments  
Sue Livramento - Livra UK  
Raman Patel - Ryan Jayberg Ltd  
Peter Freaney - Cappagh  
Edward Sinclair - Edward Sinclair  
Mark McKeeever- London Plastercraft  
D R Harris & Co Ltd - Julian Moore  
Brian Lester -landlord 19 & 21 Swan Estate  
Nicholas Moll - The Ludo Press  
Amanda Ryan - Malcolm Ryan Studios  
Richard Hall - TUK Ltd  
Angela Graham - Wandsworth Council - Earlsfield Ward councillor

##### **APOLOGIES**

CPS Supply Company – Mike Powell  
Maskold Ltd– Bruce Maskell  
Wandsworth Council, John Ruske & Norman Frost  
Bramfield Garage - Peter Schwartz  
National Grid - Gareth Burden  
Malcolm Ryan Studios - Luke Ryan  
TSS - Terry Sneath

##### **NOTES OF THE MEETING**

1. David Guyan welcomed everyone to the meeting, and thanked Luke & Amanda from MR Studios for hosting the meeting. David also apologised for his absence due to ill health at the meeting in April. Any points raised relating to the April meeting are referred to in the body of these notes below.

**2. CAR PARKING & TRAFFIC ISSUES** on the **BUSINESS PARK** and in **SUMMERSTOWN**- further to several communications between the business park and the Council, Council officers have made some proposals to improve the traffic flow in Summerstown. These will need to be agreed by the Council and once this is the case we shall contact you all with details. Additionally to the traffic issues in Summerstown, Councillor Graham expressed concern regarding pedestrian safety there.

**PARKING ON THE ESTATE**; the parking bays on the Estate have been re-marked up to encourage safe parking within the bays. All businesses have been asked if they would like to obtain a parking space within the Wimbledon Stadium grounds but there has been no take up or interest. **ACTION Judith to re-ask businesses.** Identity discs have been suggested in order to identify cars which are appropriately parked on the Estate (as opposed to dustmen/people working in Garratt Lane) A number of such cars have been discouraged from parking here through notices being put on their cars drawing to their attention that this is a private estate. Other ideas discussed were digital fines, a sign to be placed on the gate to discourage inappropriate parking /No Parking – Private Estate; a sign warning cars from parking on yellow lines and a medium term idea to contact National Grid. The Board will discuss the matter further and consider drafting a proposal for the next Open Meeting. **BOARD to discuss PARKING further**

**3. NATIONAL GRID** NG dug their shaft and have since stopped working on their site off Garratt Business Park, as they are now working from their Wandsworth site. Recent activity has involved delivering tunnel segments to the GBP site for storage. They envisage no further work here until 2013. Cappagh are temporarily parking their skips and lorries on the N Grid site. Cappagh drivers are also being allowed to park their cars there until the end of November.

**4. CAPPAGH** . Peter Freaney attended the meeting on behalf of Cappagh. He told the meeting that Cappagh are investing £1.3m on new equipment. The crushing equipment will be replaced and there will be less dust. They are replacing the dirt yard with a concrete floor which is also in preparation for the new equipment to be installed in November and to be operational by Christmas. The next step will be to remove all the old equipment and to concrete over the floor/ground of their whole site. Much of their new equipment will be under cover. They conceded that there had been a period of 3-4 weeks when it was very dry and the dust had been very bad. They said that they are always trying to reduce their dust, albeit that this was not readily accepted by their neighbours at this meeting. David Guyan said that when he had a meeting with Michael Ferncombe (one of the directors) on site he had been offered a tour following the installation of the new equipment and the concreting of the site. . **ACTION David Guyan invited any businesses who would like to visit the site with him to let him know; he is aware that Gary from GM & Edward Sinclair would like to accompany him. ACTION Businesses are encouraged and invited to contact Cappagh when they are not happy with dust levels etc.** Peter said that they are now doing less

crushing, and that the new machines will have inbuilt sprinklers in addition to the external sprinklers. Edward Sinclair voiced that the levels of dust were totally unacceptable.

Barbara Lascelles said she was concerned by the driving manner of the Cappagh lorries. Peter Freaney said that he has banned some companies from delivering to Cappagh due to their poor driving. They have also been banned from using the Corner Pin route and if they are found to do so, they will be penalised. The 32 tonne lorries do need to drive down the middle of the road past the London Casket company because the road width is narrow and the edges of the road would not bear the weight of the lorries. If Cappagh lorries or lorries delivering to Cappagh (such as London Skip Hire) are driving too fast and carelessly, it is important that their registration numbers are noted, plus the time and date and that this information is fed back to Cappagh Management who will take action.

There have also been issues with Cappagh drivers parking their private cars inappropriately, especially near to GM. This did improve and they left their keys so that their cars could be moved if in the way.

There is likely to be an increase in lorry traffic again in the first week in January as Costain will be moving the tunnel segments out of the NG GBP site and on to Armoury Way in Wandsworth. This is likely to be 40 movements (80 journeys) of articulated lorries daily for two weeks. **ACTION Judith to write to National Grid asking for a week's notice to alert the all businesses on the Estate**

5. **CCTV** There are still quarterly review meetings between the LINK management team & David Guyan, Luke Ryan and Judith Roscoe. There have been ongoing problems which started to be addressed 6 months ago. There are 2 equipment manufacturers involved, one which makes the cameras and the other the wireless mesh. Neither would accept responsibility for the problems, until they both met on site and the main problem was identified as one with the wireless mesh. This is now less of a problem but is still being monitored. A particular 'success' with the CCTV was when it assisted with an insurance claim of a car accident and proved one driver was driving on the wrong side of the road and did not have the witness with them they had claimed to have. **ACTION – ALL if you wish to see the CCTV coverage of an incident please contact Luke Ryan as soon as possible and pinpoint the time of the incident. The records are o stored for 2 weeks.**

6. **BID RENEWAL** The Board has proposed that the BID will be renewed for a further 5 years after its present term expires on 31 March 2014. It is expected that the ballot will take place in November 2013 with appropriate formal communications starting in August 2013. In the short term the Board has formally requested that Wandsworth Council will support an application for a second term BID (this is a legal requirement) and there will be a report to the Council in November 2012.

Richard Hall of TUK asked about the income from the BID levy and how it was spent. There is approximately £60k per annum of BID levy income, and approximately £40k is spent on repairs/maintenance/administration leaving £20k. An estimate has been obtained for resurfacing the Estate roads and this is £112k. Thus the annual surplus from the BID levy is being reserved so that a fund can be accumulated to pay for the road resurfacing when it is needed. This could be within the next 5 years. In addition to the need for the roads resurfacing, the Estate may need to improve the gates and to consider other actions relating to Riverside Road once National Grid complete their work and possibly hand over ownership and the responsibility for its maintenance to the Estate. A question was asked regarding the financial input from National Grid and the meeting was reminded that NG had paid 2 lump sums (£25,000 recently to the BID company & £10,000 longer ago to Garratt Business Park Management Ltd) as well as £2,000 easement costs to Garratt Business Park Management Ltd in 2010.

**7. SUGGESTIONS FOR FURTHER IMPROVEMENTS TO THE ESTATE & INFORMATION FOR THE WEBSITE** If anyone has any further ideas about improvement to the Estate or to the website, , please let one of the Board members or Judith know. **ACTION – ALL**

**8.ACCOUNTS** The Accounts for 2011/2012 are about to be submitted.

**9 ANY OTHER BUSINESS:** A question was asked regarding National Grid's plans for their land once their pipeline work was finished. **ACTION National Grid to be asked this question by the Board (Judith)**

Other questions were asked about the future use and plans for the Greyhound Stadium site, could the Estate consider expanding into there, and were there issues regarding access from Riverside Road. The Greyhound stadium is in the borough of Merton. There is talk of planning applications being submitted, which could include some housing, continuing greyhound racing or bringing back football. If the major use was a weekend one, we could ask if the Estate could request weekday parking. **ACTION Board & Judith to ask further questions regarding potential planning applications for the Greyhound Stadium site.**

**10. DATE OF NEXT OPEN MEETING:** Wednesday 6th February 2013