

**MINUTES OF THE PUBLIC MEETING**  
FOR  
**GARRATT BUSINESS PARK BID COMPANY**  
&  
**GARRATT BUSINESS PARK MANAGEMENT LTD**  
ON  
**23<sup>rd</sup> June 2010 AT 3.30PM**  
AT  
MALCOLM RYAN STUDIOS  
(with thanks to Luke Ryan for providing the meeting facilities)

- 1 **Attendees;** David Guyan (Mr Carpet), Raman Patel (Ryan Jayberg Ltd), Keith Stringer (M & S Supplies), Derek Smith (Holman & Williams (Packaging) Ltd.), Barbara Lascelles (Lascelles Antiques), Nicholas Moll (The Ludo Press), John Ruske (Wandsworth Council), Greice Tavares (South London. Biz) , PC Duke (Earlsfield Safer Neighbourhood Team), Mike Roberts (Wandsworth Council), Mahesh Rawal (Essential Sales Products), Ed Sinclair (Edward Sinclair Ltd), Judith Roscoe (BID Coordinator).
- 2 **Apologies;** Bruce Maskell (Maskold Ltd), Stephen Mercer (TUK Ltd), Mike Powell (CPS Supply Co Ltd) , Alan Butler (Avrohill Ltd), Neil Marshall (Tool Services Ltd) , Sue Houlding (Boldfort Ltd), Bob Hurcomb (Cappagh Aggregates) Sue Livramento (Livra UK Ltd) , London Plastercraft, Alison Moore (D R Harris & Co Ltd) Councillor Angela Graham (Wandsworth Council)
- 3 The **minutes** of the public meeting held on 24<sup>th</sup> February 2010 were noted.
4. **CCTV:** The CCTV has been running for 6-8 weeks, although initially it was to check out whether there were any teething problems. One of the cameras has not been very reliable and will be replaced. The CCTV monitor was running on a computer in the entrance to Malcolm Ryan studios and for any present who had not looked at it on the way in, they were offered the opportunity on their way out. There are 14 cameras in total. Camera 10 is not working today and has been reported. The general turn round time to get a camera up and running again is 3-4 hours.

COPIES OF CCTV images which you require for investigating an incident **MUST BE OBTAINED** as soon as possible. The contact is Luke Ryan. The images will be kept for about 3 weeks and then recorded over again. If you need a record, it will be quicker to find if you can pinpoint not only the day but the time; there is a lot of data stored and to go through the 'whole lot' is time consuming.

There is a warranty on the CCTV equipment for 12 months and then the BID company will take out a maintenance agreement.

- 5 **RECYCLING AND RUBBISH COLLECTION:** Greice Tavares from Go Green (an initiative run by South London Biz in conjunction with Wandsworth Council) has been working with individual businesses on the estate and gave a brief presentation about the benefits of collective recycling initiatives. Greice recommends SITA, a South London company who offers lower recycling collection prices if 10 businesses agree to sign up to their contract. Greice offered round a printed sheet of their prices & one was emailed with the invitation to today's meeting. Another copy will be placed on the Business Park website, and some will be put in the snack van. There is also one company in Maskell Road which would like to sign up to the recycling service.

Greice will obtain and pass on the number of Andrew Pearson of SITA; this is 0870 421 1122 for those who want to contact him for further information. Andrew has also offered to attend a meeting of interested businesses, which Greice has offered to arrange.

Other questions and observations made were

- plastic includes bubble wrap, shrink wrap, plastic bottles and cups
- the front end loader receptacle can be locked
- there could be 2 estate wide collection points for those businesses with lower recycling requirements; those who wished to use it would need a key to prevent fly-tipping, and a pilot scheme would be run first. Sites could include the business park owned land opposite the N Grid gates, and one of the business park owned parking spaces around the north eastern end of the estate.
- no 'fly tipping' signs would need to be installed next to the collection points
- cost is the most critical decision factor, and then the notice period for current recycling contracts
- discussions did take place with other local businesses regarding this work but with no positive conclusion
- Greice advised that it is worth asking your current contractor how they dispose of their recycled materials, because if they incinerate it, this is not a carbon friendly solution.

The benefits of collective recycling are it reduces traffic, both flow and emissions, plus costs

**ACTION** Further communications with the BID businesses to establish who would be interested in collective recycling facilities by having their own collection point, and also those who would be interested in using the pilot recycling point.

5. **REPORT ON THE WORK OF THE BID COMPANY;** A review of the first year of the BID, 2009/210, has been drafted, and will be put on the website when finalised.

Projects suggested for the year 2009/2010 include general estate maintenance, cleaning and tidying, recycling, signage for the CCTV and additional CCTV, & parking. Some more comments are made below.

**ACTION** Further communications with BID businesses to obtain views on which projects to fund in 2010/2011.

6. **FLY TIPPING;** There has been a recent incident of fly tipping on the estate; Approximately 30 tyres have been dumped in the National Grid gateway. The major concern is that once there is one 'tip', other rubbish may be put next to it. It was proposed that there should be an action plan drawn up related to fly tipping. It is important that it is not allowed to linger for the above reasons.

The latest incident was witnessed by 2 BID businesses, the van's registration number is known, and further investigation on the CCTV will be undertaken to try and work out exactly when it happened. The Council's Amenity Services have been alerted, to establish if this same vehicle has done any other local fly tipping, and the police have also been made aware of the matter. The tyres will be disposed of as soon as possible, the costs paid by the BID company, and then these costs will be charged to the culprit, either in or out of court, when they are found.

- 7 **ESTATE MAINTENANCE;** There is a proposal that someone is engaged, either directly by the estate, or through a third party, to spend approximately a day or week on general tidying, weeding, removal of dumped objects and wind-blown paper on communal areas of the estate. A schedule of task will need to be drawn up and further information has to be obtained on prices. These costs would have to come totally out of the BID levy as Council grants can only be obtained towards capital projects.

- 8 **Additional CCTV;** A proposal has been made that additional CCTV might be installed on the external boundaries of the estate, such as Maskell Road leading up the corner of Garratt Park and along the side of the River Wandle which forms the western boundary. (There have been 2 thefts of lead to businesses backing on the Wandle, both accessed from the riverside, though not taken out that way. Also an intruder entered an estate business by swimming across the Wandle then hiding in a unit .)

- 9 **PARKING;** Consideration has been given to installing parking controls as there have been a number of incidents of businesses and visitors parking in dangerous positions as well as on the premises of other businesses. However in general it is thought that formally regulating parking should be avoided if possible as it may lead to ill feeling. It might be possible for surplus parking spaces owned by some businesses to be offered to others businesses.

10. **NATIONAL GRID;** National Grid has told David Guyan that they have nearly completed the agreements for paying a modest compensation to those businesses under which premises their proposed tunnel will pass, including under the Business Park's road. They have said that when the last agreement is signed that they will pay the Business Park £24,000 towards estate projects,

such as the CCTV. It is still considered unlikely that the tunnelling will start before 2011. David constantly asks them about their plans for rebuilding Riverside Road, and the related minimisation of disruption in order to keep the businesses operating. The reply from National Grid is that when they have appointed their contractor for the road they will let us know.

11. **BID LEVY;** The levy charged to the businesses has not been increased this year as originally envisaged. This is due to the recession affecting businesses. So far 80% of the levy has been collected and 20% from 19 businesses is still outstanding. (Last year 5% was unpaid and the businesses are being sued.)

A question was posed whether we could apply to the Council for reduced business rates due to the improvements which the business park had carried out . There are several reasons why this is not possible. One is that the Business Rates are levied and paid to central government not the Council, the Council merely collects them. Secondly, the estate is not Council owned property, the Council are not responsible for the roads or amenities and this is why the Council supported the business park's application to set up a BID. The Council are pleased that the estate is improving its infrastructure. It should also be noted that the Council has given several grants to the estate for the improvement of roads, forecourts and CCTV over the past 4 years.

- 12 **AOB ;** In relation to the point above, the Council paid a grant of £14,000 towards the recent installation of CCTV.

A letter was sent by the estate to the Council asking them to install some safety measures at the Corner Pin road junction where there is a restricted visibility. This was replied to and the problem acknowledged but as there have been no accidents reported, this is not a high priority for the Council.

Businesses will be consulted further regarding recycling and projects for the current year.

**DATE OF NEXT MEETING; Wednesday 9<sup>th</sup> February 2011**