

# GARRATT BUSINESS PARK BID PUBLIC MEETING

**WHERE:** MALCOLM RYAN STUDIOS  
**WHEN:** Thursday 18<sup>th</sup> October 2018 (9.30AM)

## MEETING NOTES

### 1. ATTENDEES

David Guyan: Chairman (Mr Carpet)  
Dan Gray: Board Member (Wimbledon Art Studios)  
Lorinda Freint: Board Member (Wandsworth & Richmond Councils)  
Michael Hall: Delta House Studios  
Barry Meech: TFF  
Fred Palmer: Palmer Furniture  
Sue Oglaza: Boldfort Ltd  
Richard Roberts: Malcolm Ryan Studios  
Simon Brewer: London Caskets  
Anthony Wright: London Prop Hire  
Steve Novak: Cattle Grid Restaurants  
Stephen Mercer: TUK  
Rob Hawkins: TUK  
Sarah McMillan: Galliard Homes  
Elena Brodsky: Catalyst Housing  
Jonathan Bloom: Galliard Homes  
Erik Samuelson: AFC Wimbledon  
Joe Giordano: AFC Wimbledon  
Simon Stroud: National Grid  
Pippa Smith: National Grid

Judith Roscoe: BID Co-Ordinator

### APOLOGIES

Chris Marshall: Board Member  
Mahesh Rawal: Board Member  
Angela Graham: Earlsfield Councillor

## 2. WIMBLEDON STADIUM DEVELOPMENT UPDATE

Presentation to the open meeting from Galliard, with Wimbledon AFC in attendance. The demolition is now complete, culvert works are on-going, preliminary building works have commenced and the main building work will start early in 2019 with a planned finish for Summer 2021. Their new website is [www.wimbledongrounds.com](http://www.wimbledongrounds.com). The football stadium will have a 54 week build period and they expect to be open for a pre-season friendly in the Summer of 2021. AFC Wimbledon will be the best served stadium in London for public transport. Corporate parking will be arranged away from the site.

A report from Galliard for this meeting will be linked to the Garratt Business Park website.

David Guyan, Judith Roscoe or Dan Gray are attending monthly onsite meetings. Should any businesses have queries about the ongoing construction please pass them to Judith or David.

## 3. NATIONAL GRID UPDATE

National Grid have completed their current phase of development - London Power Tunnel 1 (LPT1) deemed to be a successful project, and which is accessed from Riverside Road on Garratt Business Park.

LPT2, a tunnel from Wimbledon to Crayford, will be accessed from Coppermill Lane and the work will start in Summer of 2019, with the tunneling machine entering underground from a site in Kings Avenue (Brixton) eventually emerging onto the site at Coppermill Lane. There will be no more building on the site adjacent to Garratt Business Park. The Headhouse which has been built here will also be used for the new tunnel.

Further developments are planned, which are expected to be accessed from the Plough Lane side of their site. National Grid emphasised that tunnelling did not need planning permission as it is 'permitted' development.

Judith asked the National Grid representatives for information about their management of Riverside Road, both outside Garratt Business Park and inside. Judith said that National Grid had obligingly mended potholes on that part of the road on GBP but the management of that part of the road outside GBP and especially the parking was somewhat chaotic. Simon Stroud said he would refer this to his property colleagues with responsibility for roads who were not at this meeting.

## 4. BID III

Garratt Business Park has been run as a Business Improvement District since 2009. The term of a BID is 5 years, so we are now nearing the end of BID2. Due to national legislation the Council has to run a ballot to agree the BID and also collects the levy on the business rates, which is then repaid to the BID, subject to a nominal collection fee. The levy collected by the BID provides running costs for the business park which cover maintenance of roads, CCTV, lighting, parking, gates, drains, gates, website, communications, lobbying and representation.

The BID has to be voted in by all non-domestic ratepayers. Letters have already been sent to all businesses to clarify who will be voting on behalf of their business.

The voting papers will be posted out on 2<sup>nd</sup> November and they have to be returned to

Electoral Registration at the Town Hall by the latest at 5pm on Thursday 6<sup>th</sup> December; the result will be announced on Friday 7<sup>th</sup> December.

An overall YES vote (this is both a straight majority of those voting and a majority in the combined rateable value of those voting) means that the levy will continue, and there will be a fund to continue managing and maintaining the Estate. Should the ballot fail, there will be no management of the Estate and its services such as CCTV, lighting, yellow lines, cleaning, gates, etc.

## **5. PARKING PROPOSALS**

There is insufficient parking on this Estate, due to the way that the land was sold off to businesses, piecemeal over 30 years ago. After hours of communication and discussion, the initial plan to manage the parking is to install clear notices of where the parking spaces are and who can park in them. There are no resources to formally patrol such parking.

Samples of the parking signs were brought to the meeting.

There is a red sign which says 'no parking', a yellow sign for parking at a particular numbered unit only, and a blue sign which will be for visitor parking. The BID Board is about to accept quotations for their installation in order that the signs approximately 105, can be put up. This will take about 5 days and will hopefully be done before the end of 2018.

A new sign will be put on the main gate stating that this is a private estate and thus no parking.

There were further discussions about parking at the meeting, including the possibility of individual businesses managing the parking in front of their unit in order to fine those who parked there wrongly using a parking app and 'making the visitors parking limited to 2 hours'. All these ideas will be considered but there may be pros and cons with them.

## **6. PLANNING APPLICATIONS**

Current planning applications within the Garratt Business Park include Ois Removals for which the works will start to be implemented within the next few weeks and will greatly improve the looks of the northern limb of Riverside Road.

Freight Forwarding which has also been agreed and Livra who have submitted an application this month (Wandsworth Council 2018/4177) to develop the site they have recently purchased from Compass Glass.

Delta House Studios have recently completed their development work which has added to the 'good looks' of the Estate.

## **7. OTHER SITE ACTIVITIES**

### **DRAINS**

There have been significant ongoing problems throughout the Estate over the last 6 months. However, those near the southern limb of Riverside Road were more difficult to resolve.

A survey has now been carried out relating to these drain problems and a diversion will be required which will be carried out over the coming weekend. Meanwhile Cappagh have been

coming on to the Estate every weekend to pump out large quantities of water to manage the issue. Once the diversion is complete, *(note as at 22 October, this work has been completed)* a regular drain cleaning will be requested. A couple of minor building works have and will be carried out near the entrance to Riverside Yard and Livra to reduce the flooding near there

### **CCTV**

This has been upgraded to include new technology and is currently working well.

### **LIGHTING**

This has also been upgraded in the last six months as there were some issues with some individual lights tripping out. If any businesses observe issues with individual lights, please let Judith or a member of the BID Board know.

### **YELLOW LINES**

These need regularly repainting; partly in order to reinforce the stop line where the outside part of Riverside Road joins St Martins Way at the edge of the Estate, and also related to some hatched areas where there should be no parking. This work has to be carried out at the weekend/usually a Saturday morning but requires supervision. If any business on the Estate feels they could offer to carry out this supervision, please let Judith or David know.

### **CONTAINERS & PORTACABINS ON THE ESTATE**

The BID Board has recently received a formal complaint about the proliferation of containers and portacabins on the Estate. The BID Board has responded and their main concern is when a container or portacabin or any other item take up the parking space in front of a unit preventing the business from parking there.

In some cases, a particular business may have other parking space specifically available to their business but for others it means that the business then parks their vehicles or their staff's vehicles elsewhere on the Estate where the parking is already under pressure. The containers outside 1 The Swan Estate were given permission to be there on a temporary basis and these will be removed in the near future.

### **ROADS & UTILITIES**

The Board is concerned that following the expenditure of substantial funds on rebuilding and surfacing of the northern limb of Riverside Road, some of it has been dug up due to installation of water and electricity supplies. This is far from ideal, however, the Board has been consulted and, in both cases, had discussed the detail with those carrying out the work. The installation or re-routing of these utilities was not foreseen when the roadwork was commissioned and 'making good' has been negotiated.

### **DEFIBRILLATORS**

Two defibrillators have been purchased, and installed and two more are about to be ordered. The plan is that there is one in Riverside Yard, one outside Malcolm Ryan Studios, and that the other two should be towards the northern side of the Estate, on the Swan Estate and towards the western end of the northern limb of Riverside Road. Instructions for use are on the defibrillators themselves. A code is needed to access the defibrillators and this will be emailed to all businesses.

## **8. LEVY PAYMENTS**

The majority of the levy has been collected for the 2018/9 year which is due at the beginning of the year. There have been a few glitches with some payments having arrived in the wrong

account at the Council – this is being sorted out.

We shall be grateful if anyone who has overlooked paying their 2018 levy will pay as soon as possible. If you have paid but the Council has not acknowledged this please let Judith or James Cox at the Council know with details of the payment and when it was made.

## **9. WEBSITE**

We now have a new website, with thanks to Dan Gray of Wimbledon Arts Studios for setting it up and maintaining it. There are a few more uploads and links to be added, but there have been some relevant news items on there recently and will all businesses please check the site regularly. If any businesses need an update to their business details, please either let Dan or Judith know.

## **10.FASTER BROADBAND**

There are now 24 businesses accessing Faster Broadband on the Estate. We have obtained some more IP addresses. The Board is currently discussing the practicality of increasing the speed. If anyone else wishes to join please contact Judith.

## **11.DATE OF NEXT MEETING**

Proposed to be 21 MARCH 2019. This will avoid the end of the tax year and also the late 2019 Easter period.

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