## Agenda Item 8

WIMBLEDON COMMUNITY FORUM
30 NOVEMBER 2022
(7.15 pm - 9.00 pm)
PRESENT Councillors Councillor Paul Kohler (in the Chair),

### 1 WELCOME AND INTRODUCTIONS (Agenda Item 1)

The meeting was held at the Arts Space in Wimbledon Library and chaired by Councillor Paul Kohler. More than 50 residents and five councillors attended with 73 additional views on YouTube. The Chair welcomed everyone to the meeting and explained how the meeting would work.

## 2 OPEN FORUM (Agenda Item 2)

A resident asked if a place of worship can apply for parking permit.

Following the meeting Parking Services confirmed that businesses can apply for parking permits. Details of the terms and conditions can be found on <u>our website</u>.

A residents asked if it was confirmed that delivery bikes on Wimbledon Bridge were being removed from Monday. Cllr Kohler confirmed this was the case and said there is an alternative space in the car park. Cllr Kohler said it would be better for companies like Deliveroo to provide services for riders like huts.

A resident asked if there was any update on the situation with Lime bikes. Cllr Fairclough said Merton Council was in negotiation with Lime but did not expect an agreement to be reached until new year. Residents can report illegally parked bikes online. Cllr Stringer confirmed active discussions. The Council is keen to bring e-bikes to Merton, but the current system is not working, and she encouraged residents to report bikes that were causing problems.

David Hall from Wimbledon Community Association said that the groups <u>AGM</u> was on Thursday 1 December 2022 at 12noon at the Polka Theatre and residents were welcome to attend.

A resident said that new trees planted outside centre court have been tarmacked up to the trunk. Cllr Kohler said it would be helpful to have an explanation for why trees being tarmacked.

## 3 LONDON ASSEMBLY UPDATE (Agenda Item 3)

1

Leonie Cooper, Assembly Member for Merton and Wandsworth, gave an update on activities for the Mayor of London and the London Assembly. Leonie reminded residents that there are 25 assembly members, and their role is to hold Mayor of London and GLA services to account.

There are three big issues at the moment: changes at the Metropolitan Police, the culture at London Fire Brigade and the extension of the Ultra-Low Emission Zone.

Following the departure of Cressida Dick, the new Commissioner is Sir Mark Rowley. The Commissioner is meeting with all assembly members tomorrow. The Commissioner needs to address the culture issues that have come to light including abusive messages, the murder of Sarah Everard, and the poor investigation into murders of young gay men in east London. The Met has a lot of work to do to reestablish trust and build a better relationship with large sections of London's community.

The <u>independent review of culture at London Fire Brigade</u>, following suicide of officer, found significant cultural issues including treatment of women, and BME officers. The Fire Commissioner came to Fire, Resilience and Emergency Planning Committee on Tuesday and is said they were keen to implement recommendations of report as soon as possible

There had also been discussion at Assembly about a proposal to change the Mayoral Transport strategy to allow for the introduction of smart user charging and the extension of ULEZ to London wide from August 2023. Alongside this will include <a href="mailto:scrappage-scheme">scrappage-scheme</a>, retrofitting, and exemptions for some groups.

A resident asked that if a relatively small number of residents are affected by the ULEZ extension will it have an impact on air quality. Leonie said that when the ULEZ was introduced in central London compliance went from 40% of vehicles to 65%, and for inner London up to 85%. Serious health problems have been reduced in central London, so we now need to address the same problems in Outer London. World Health Organisation guidance from 2012 said diesel fumes are carcinogenic but there was no immediate change to transport policy. Clear evidence for damage from particles produced by diesel cars has increased recently so action has become more urgent. The ULEZ extension will hopefully reduce non-compliant cars further.

A residents asked what percentage of all cars fail to comply. Leonie said she did not know that specific figure for Merton, but half of Londoners do not have cars. If your petrol car is post 2008, or diesel post-2015 then there will be no impact. Other vehicles will be charged £12.50 per day. Residents can use the <u>vehicle checker</u> to find out if their car is compliant.

2

A resident said that cleaner vehicle discount is due to end in 2025 and asked if there would be enough charging points for electric. Leonie said that there is a complicated set of <u>discounts and exemptions</u> with different timetables so residents should check the website for details.

Cllr Jil Hall said she had been involved in equality training for London Fire Brigade 20 years ago so astounded and saddened that these problems still exist. Cllr Hall asked what would be the cost of the infrastructure needed for the extension. Leonie said much of the infrastructure was already there to enforce the Low Emission Zone for HGVs. The capital budget will be separate from revenue and any income from fines will be used for projects to improve air quality like school streets and green walls. Leonie said that sadly the issues with the LFB are a reflection of issues in society with similar attitudes.

A resident asked if there will be improvements to bus services in Merton or surrounding boroughs? Leonie said that most buses have been retrofitted or been replaced with electric hybrid or hydrogen. There are 9000 buses in London so complete replacement will take some time. The Mayor of London had undertaken a review of central London bus routes, and will be making some changes including improvements in Sutton, and some of the buses in central London will move to outer London where there are fewer alternative modes of public transport. We will need to wait to find out what these changes are, and these will be for 2023/24. Residents can raise problems with specific services with Leonie to present to TfL and Deputy Mayor.

A resident asked about the loss of greenbelt land and the impact of the proposals from the All-England Lawn Tennis Club. Leonie said that she had led on a <u>report</u> that recommended biodiversity net gain for planning proposals which has been included in the London plan. Mayor of London has also made priority of protecting greenbelt. Leonie said that she was sceptical that the about the AELTC proposal improving biodiversity so was against application, but she would not involved in making the decision.

A resident asked about bus routes changing need more cross river connections. Leonie said she raises this issue regularly and there is a need to improve connectivity especially for new developments like in Roehampton.

### 4 CENTRE COURT FUTURE PLANS (Agenda Item 4)

Alex Woolf, from Romulus UK, gave a presentation on the developments of Centre Court shopping centre. The presentation is attached to this report.

Alex said that Romulus is a family-owned business and has been in operation for 50 years. Romulus plans to invest and stay in centre court for the long-term. There is a

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large in-house team working at Centre Court. Romulus has similar long-term projects in other parts of London.

Alex said that Centre Court was not the same as it was in 1990 with the anchor tenant leaving along with lots of other retailers. Romulus wants to transform Centre Court to a hub for the community, residents and workers in Wimbledon. This will include new shops, new gyms, and new workspaces, bringing jobs to the area. Centre Court was built as a closed off cul-de-sac designed to face inwards, towards the anchor store. Romulus wants to open it up and connect it to wider community. There will not be any demolition, as Romulus will retain the existing centre but then add value. Alex said they want to create more accessible spaces like a courtyard, and links to Queens Road. This will help celebrate the historic aspects of the neighbourhood.

Romulus has worked with local partners such as Polka theatre, Sustainable Merton, and local artists. They have created a new roof top farm producing mushrooms, using coffee grinds, and honey from new beehives. It is important to be imbedded in the community, and lots of the team are local.

Alex said there will be new shops, a new food and beverage food court on the ground floor; leisure use of space; and flexible workspaces. A new entrance on Queens Road will open the frontage of fire station. They have already taken off the roof over courtyard and have just installed a new sliding root. The Centre will be able to host events in that space and become a hub for people to linger.

Romulus is focused on keeping current shops as much as possible but will also bring in new retailers. New gym and leisure operators are already secured, and others will be announcing in coming months. They also will have an active market space. The first new tenant will be opening early 2023, Third Space gym and Boulder Climbing will be opening later in 2023. Most other works will be complete by March 2023.

A resident asked if Romulus owned, and managed Centre Court and Alex said they did. A resident asked what the budget for these works is and Alex said this is not a short-term project and Romulus will look to constantly invest of a long period. A resident asked when will centre court look like the pictures in the presentation. Alex said the open spaces will be completed by March, with new tenants joining over the next 8-12monts, so this phase will be completed by March 2024.

A resident asked if Romulus was looking to include smaller or independent traders as well as chains. Alex said that while chains are important, they do want to bring in independents. For many independent stores it is too early for conversations with them as the spaces are not ready to view. This will be a key part of strategy especially in food and beverage.

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A resident asked if there will be a meeting space for smaller groups. Alex said this will be considered, and Huddle workspace provider will have flexible workspace and meeting spaces. A resident asked if the Centre will continue to have pop-up kiosks and Alex said they would but they want them at a higher quality than previously and to add value and life to the centre.

A resident asked about the tarmacking of trees outside the centre. Alex said he will need to check with colleagues on the reasons for using the resin bonded gravel but greening the Centre is very important. They will be installing new greening on Queens Road.

A resident asked if this is the only phase of development and Alex said they will be looking to develop further. They will be looking to build on top, but this will be limited by the structure, and it will be sensitive to the surrounding area. Alex will come back to do more engagement with residents once these plans are more developed.

A resident asked if new restaurants and shops will draw in new customers. Alex said Centre Court cannot compete with Westfield so they will need to adapt to meet local needs. The new courtyard space will create a lively heart of the town centre with events, performers and seating. The changes to Queens Road will help as well, creating a mixed-use centre.

### 5 WIMBLEDON PARK (Agenda Item 5)

Christopher Coombe from the Wimbledon Society gave a presentation on the future of Wimbledon Park. The presentation is attached to this report. Christopher said the community was proud of Wimbledon and hosting the tennis.

The proposed development will treble the size of the AELTC complex and double the number of courts. This is on Metropolitan Open land and in a Grade 2\* listed park and in divided ownership. The proposal includes a covered stadium, 38 other tennis courts, industrial and maintenance chambers, player hubs and 9km of roads and paths. There would not be any further entries into championship so it would still be two weeks long plus four days of qualifiers. There have been three separate applications over 18 months.

Christopher said that planning policy should protect Green belt open land plus there was a Covenant installed by Merton in 1993. This said the land should only be used for leisure or recreational purposes or as an open space and that future owners should be restricted from developing the site.

Christopher said that the AELTC claims benefits include a permissive park and walkway around the lake. Permissive means that landowner can close access at any time. Christopher said he was aware of some discussion around a section 106.

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A resident said Sally Bolton, CEO of AELTC, would be opening Christmas lights next week in Southfields. A resident asked what access will be like once golf ceases on 1 January, and Christopher said he did not know.

A resident asked what Merton Council's position was on enforcing the Covenant. Cllr Stringer said she was unable to comment on covenant as the Council waiting for outcome of the planning process.

A resident asked if the development can be stopped. Christopher explained there was a planning process involving Planning departments at Merton and Wandsworth; the Mayor of London; and the Secretary of State. The Covenant taken from AELTC, and Merton Council is a more complex route but can potentially be enforced in the courts.

A resident asked if there were alternative plans from the community. Christopher said that a lot of alternative suggestions have been made by local community groups calling for plans to be scaled back.

A resident asked about the destruction of trees and Christopher said that 300 mature trees will be removed with 1500 trees added but these will take 100 years to mature to same level.

A resident asked what practical steps can be made to state objections and Christopher said residents could sign a petition, submit objections, and lobby their Councillors. A resident queried why AELTC needed so much land and another felt that Councillors should not accept gifts from AELTC.

A resident asked if there will be a further planning application for Roehampton site. Christopher said that the Bank of England who own the site, put it up for sale a few years ago but it was not bought by AELTC. A resident said they understood the lease on that site has 14 years left to run with a break in 9 years.

A resident asked about the rules on planning policy and Christopher said rules are often set at national level but enforceable by Merton Council planning.

### 6 CLIMATE ACTION PLAN (Agenda Item 6)

Amy Mallet, Climate Engagement Officer for Merton Council, gave a presentation on the progress being made on Merton's Climate Action Plan. The presentation is attached to this report.

In 2019 Merton Council declared a climate emergency with a target of achieving net zero for the Council by 2030 and borough by 2050. The Council is responsible for

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less than 2% of emissions. A <u>Climate Strategy and Action Plan</u> was agreed in 2020 and followed by two climate delivery plans.

The Action Plan covers a lot of areas so there is a need to expand the team and bring in additional expertise. The Council also needs to work well with the community so has set up Climate Action Group that supports community action on climate in areas like buildings and energy, transport, green economy and greening Merton. Projects have included Energy Matters, providing energy efficiency education in schools; Merton Garden Streets, where residents and businesses have got involved in planting up their streets. So far 115 streets have signed up, with over 10,000 volunteer hours plus participants have reported benefits to their well-being. The Wheel repair café, a chance for residents to bring goods that can be repaired. There are repair café and upcycling events taking place at Canon's House in November and December. The Climate Action Group is looking for more volunteers and you can email the team if you want to get more involved.

There was a summer fare at Canon's House in Mitcham that highlighted sustainable businesses and products. The team is also supporting a schools' network and a Green Careers week to highlight job opportunities in green industries. The best way to keep in touch with that is happening is to sign-up to the e-newsletter.

Mayor of London's <u>Warmer Homes scheme</u> provides funding for low income, low energy efficiency households. This closes in March 2023 and is the currently only funding scheme available.

The team will be working with University College London to run a pilot programme to support small businesses to improve their energy efficiency.

A resident raised a concern about a previous project involving volunteers to improve an open space that was not supported and failed to continue. Amy was not familiar with the project.

A resident what progress was being made by the Council to reach carbon neutrality. Amy said the Council was at an early stage, £2m funding was committed in 2021 to support the work and this will see an impact soon. More regular and secure funding from central government would be helpful. There will be updates on the council delivery plan for year 3, scheduled to be reported Cabinet in January next year.

A resident asked about the impact of planning policy climate change. Amy said the new Local Plan has been through its public hearings and is now with the inspectors. This plan sets a much higher environmental standard than required by law and most other local authorities.

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Cllr Austin asked if Merton Council had responded to the government Net Zero Review. Amy said the Council did respond and highlighted the frustrations with the funding landscape. Amy offered to share the response with councillors.

A resident said that new buildings should be made to have triple glazing as a planning requirement and asked about improving insulation on brick houses that open-up onto the public highway. Amy said she would pass these concerns onto planning colleagues.

## 7 DATE OF NEXT MEETING (Agenda Item 7)

Cllr Kohler thanked everyone for attending and closed the meeting.

#### Date of next meeting:

7.15pm Wednesday 22 March 2023 at Mansel Road Centre



# CENTRE COURT.

**Overview for the Wimbledon Community Forum** 

November 2022

PRIVATE AND CONFIDENTIAL



# Introducing Romulus

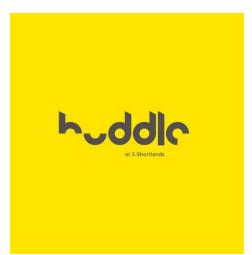
We are a locally based owner with over 50 years experience and track record as developer, contractor and manager of mixed residential and commercial estates, operating and investing in local neighbourhoods and communities.

Our extensive in-house expertise also with a dedicated team of over 50 professionals are responsible for directly managing our retail, coworking and mixed office and residential buildings, construction, property and facilities management.

We focus on local neighbourhoods where we partner closely with local authorities, businesses, housing associations and residents to deliver long-term and sustainable improvements. We also strongly believe in the retention of and improvement of the good sustainable existing buildings, which allows us to also maintain and keep open colocal businesses, deliver new jobs and reduce environmental impact.

#### **Case studies**

- We recently repositioned 3 Shortlands in Hammersmith, delivering new amenities including coworking, cycle provision, event spaces and cafe while retaining and keeping open and 100% leased the existing office building.
- We delivered a large office HQ building for a global gaming technology firm on the Kings Road London.
- We are currently repositioning and on site extending the building at the very heart of the Fulham Broadway, the Fulham Centre, to retain and extend the offices and to deliver offices, local shops and workspaces.









## Vision for Centre Court



A new hub for all of Wimbledon with shops, workspaces, gyms, restaurants, cafes and more.



New and more varied jobs reinforcing Wimbledon's economy.



New open public streets and spaces linking with the Broadway and Queen's Road.



Sustainable re-use and upgrading of existing buildings rather than demolition.



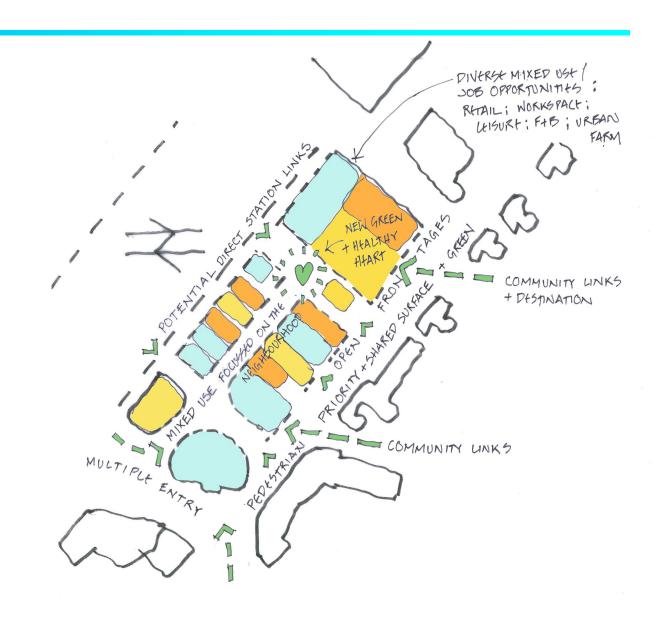
High quality design, adaptable to changes in how Centre Court can be used.



Celebrating historic assets such as the former town hall and fire station.



Return activity to Queen's Road by opening up the ground floor and offering outdoor seating.



## What we've done so far

In addition to our broader plans we have been working to make quick improvements as we emerge from the pandemic. These include:

- Onsite beehives and mushroom farm
- Umbrella art installation
- New automatic sanitizers on the escalator handrails
- A Covid testing centre and vaccination centre
- Pop-up bar and food market at new Queen's Road market

Outside food and drinks on Queen's Road

- Supporting the Polka Theatre with space in the Centre
- A range of events, live music and stand-up comedy
- A range of local pop-up shops
- Art exhibition with Sustainable Merton to promote children's stories of recycling















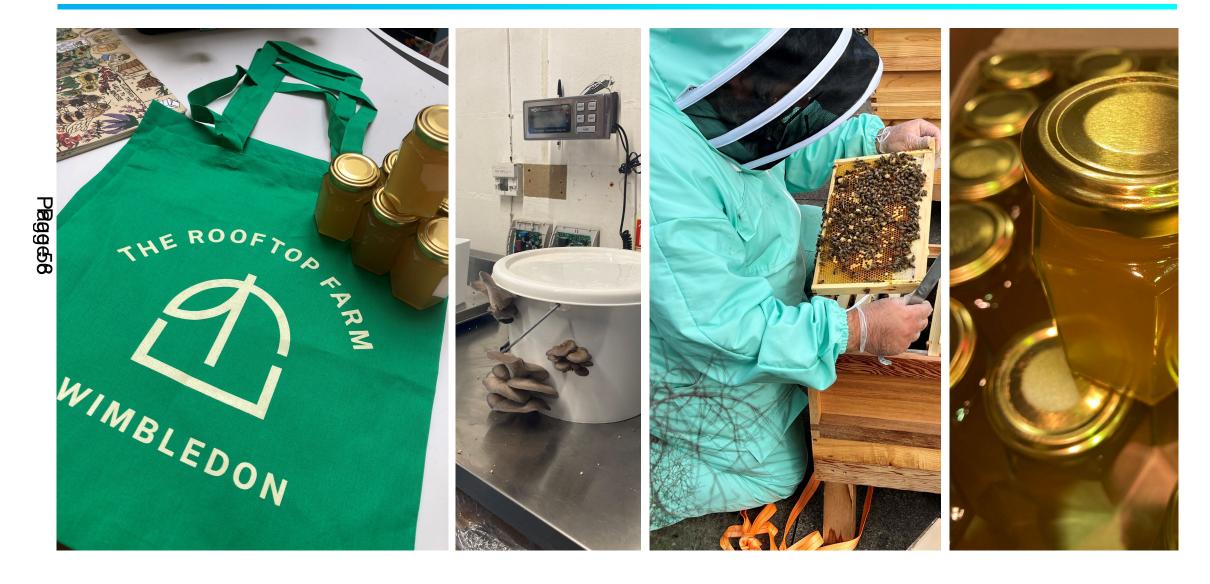








# Wimbledon Rooftop Farm



## Centre Court Community Outreach

#### **Sustainable Merton**

Volunteer programme for Centre Court team at the Community Fridge

#### **South London Careers Hub**

Meeting with a local school once per term to advise their in-house careers advisor on employment routes.

## Go Inspire A female char

A female charitable group – hosting in-

centre events and collaborating on monthly wellness events.

#### **AFC Wimbledon**

Monthly business club support – bringing together local SMEs.

#### **AFC Wimbledon Foundation**

Fundraising events, next is the Christmas collection on 17<sup>th</sup> December.

#### **Queens Court Care Home**

Partnering on events for the residents and helping to raise awareness of dementia sufferers in public spaces.

#### Wimbledon Guild

Volunteer speaker at events and event sponsorship for Christmas.

### **Merton Mencap**

Assisting delivery of their Christmas Card fundraising.

#### **Dons Local Action Group**

Facilitating spaces for raising awareness of the charity.

#### **Headstart/South Thames College**

Programme to increase youth communication skills, includes opportunities in the Centre.













A dynamic eighbourhood bub in the heart of Wimbledon town centre.



## A new Centre in Wimbledon



## **Shops for** the future

Lively shops serving the **community.** Selling the freshest produce and objects created in the studios and workshops. All available to buy, collect or be delivered seamlessly.











## **Exceptional** food & drink

A new courtyard at the heart of Centre Court and a lively Queens Road with a bustling market hall, barista cafes, a lively rooftop bar and restaurants serving food grown on the rooftop urban farm.









## **Keep fit** and healthy

A new lifestyle gym with great classes, a swimming pool and everything you want to keep fit. Catering to young professionals who live and work locally and their growing families.









## Workspaces your way

A diverse range of workspaces with collaborative coworking, creative studios and bespoke offices for start-ups, scale-ups and larger companies. Work in your local neighbourhood.









## A strong and growing set of uses

SHOPS



601 QUEEN'S RD

KOKORO\*

**FOOD & BEVERAGE** 

MEDICAL/HEALTH

LEISURE

WORKSPACE



THIRD SPACE



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New food hall, cafes & restaurants













A strong convenience-led line-up. We are in discussions for expansion with M&S and are marketing for a further supermarket/food-hall

Café's, bars, restaurants and more. We're in negotiations with a number of exciting operators and have opened a rooftop farm

A growing range of uses offering health and wellbeing products and services to the affluent local catchment

We have already completed deals with a strong leisure line-up including a 45,000 saft ThirdSpace health club

A lively range workspaces including our brand huddle with coworking, meeting rooms, event space, private offices and much more!



A diverse mix of complementary uses across three floors

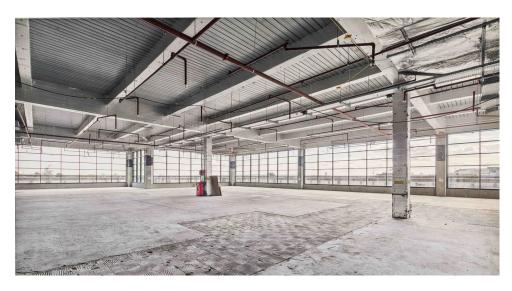
Project update on the Centre Court works



## Project update

## **KEY DATES:**

- Sep 22 Sliding roof onsite and assembled [COMPLETE]
- Oct 22 Handover to the Golf Groove [COMPLETE]
- Nov 22 Estimated completion of sliding roof works [COMPLETE]
- Page 69 Handover to Third Space Jan 23
  - Handover to Boardroom Jan 23
  - Mar 23 Estimated completion of Courtyard & new entrance









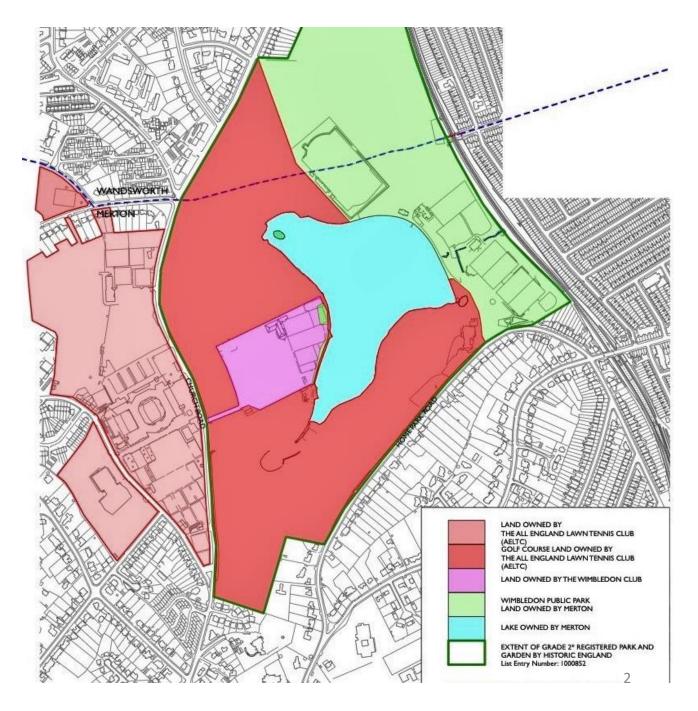
**Christopher Coombe: The Wimbledon Society** 



# Where and how big is it?



© Neil Thomson Landscape architect



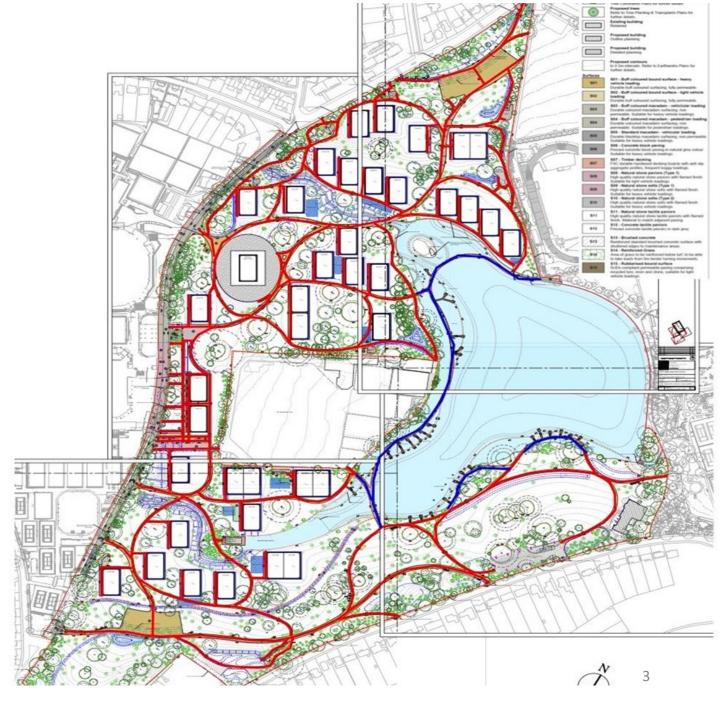


# What are they building?

Covered Stadium 28m high x 104m wide 38 other tennis courts

- 3,000 sq metre industrial maintenance
- 7 other maintenance hubs
- 2 player hubs
- 9 kms roads and paths

© Neil Thomson Landscape architect





# The 1993 Covenants Use and Building

2. No building shall be erected ... other than ... ancillary to the recreational or open space use ... and which ... shall not impair the appreciation of the general public of the extent or openness of the property.

# 23 September 1993 Wimbledon Borough News

## **Tony Colman, Merton Council Leader:**

"Respecting the wishes of local people, this council is resolute that the land will be retained as open space. All England has bought the land knowing this is our policy and is aware that we would not allow development of the site."

John Currie, All England Chairman: "We completely understand and support everyone's determination to keep the land open and we purchased the land on that basis."



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# The 1993 Covenants Walkway around the lake

3. As soon as golf ceases, to dedicate a public walkway around the Lake.

(Example notice from Bow Lane, City of London)

The landowner gives notice that this footpath has not been dedicated as a public footpath nor is there any intention to so dedicate it. The public is permitted to walk along this footpath. The landowner may withdraw permission, or temporarily close the path at any time.

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# Merton's Climate Targets

By 2030

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•a net-zero carbon Council (including Council maintained buildings e.g., community schools)

## By 2050

•a net-zero carbon borough

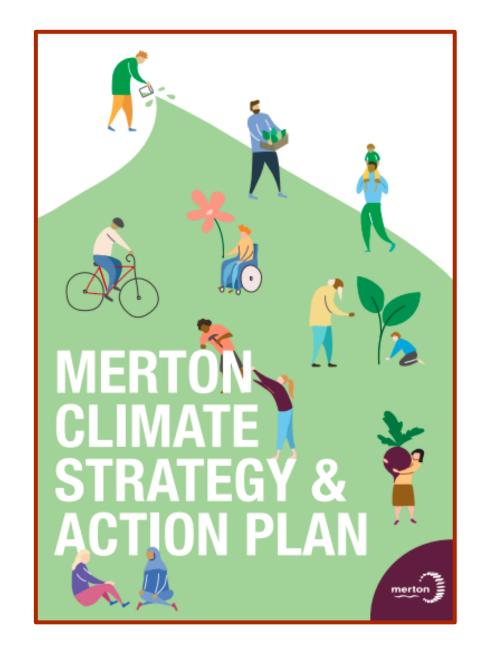
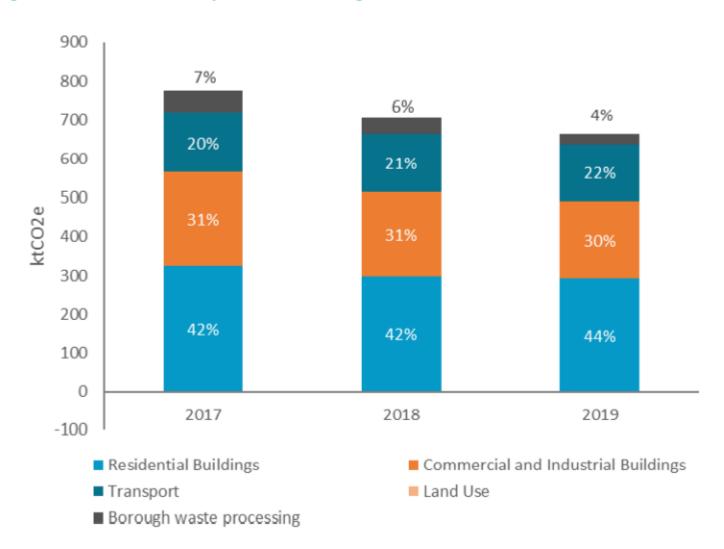
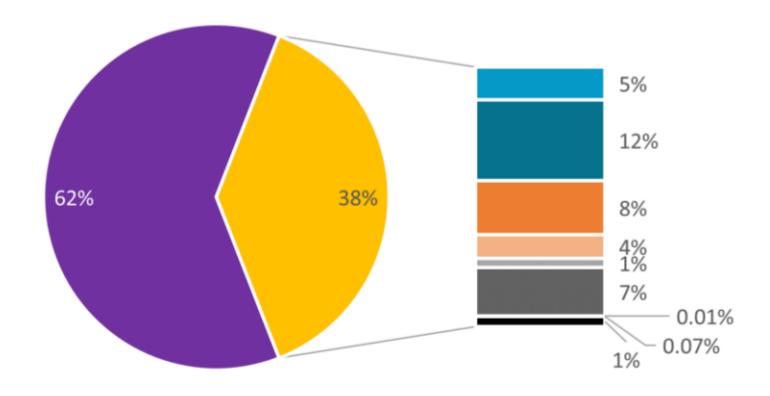


Figure 3: ktCO₂e emissions for Merton Borough, 2017 - 2019

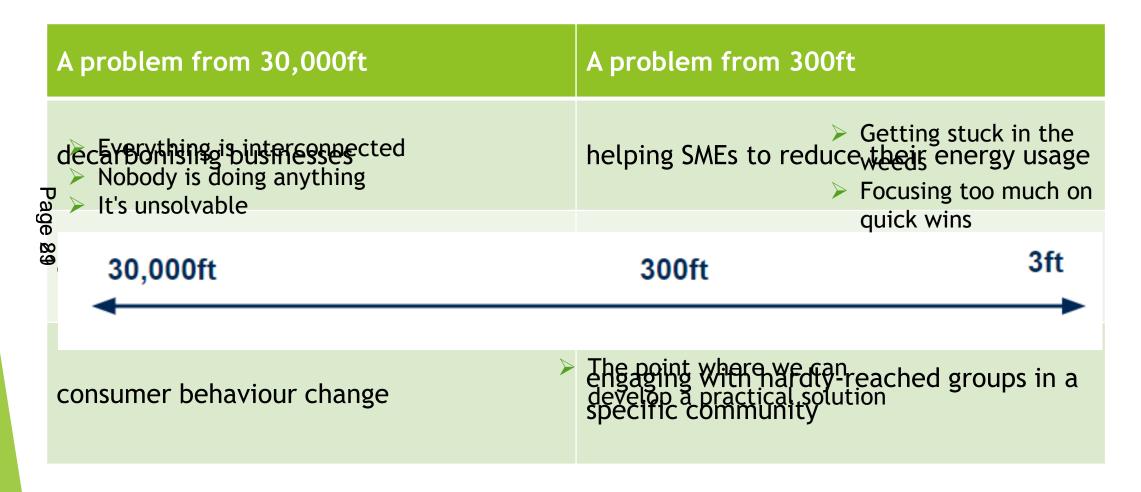




- Consumption-based emissions
- Residential (gas/other fuels)
- Commercial and Industrial (gas/other fuels)
- Transport (cars/LGVs/HGVs/motorbikes)
- Land Use

- Residential (electricity)
- Commercial and Industrial (electricity)
- Transport (buses and rail)
- Transport (other)
- Borough waste processing

# Identifying the problem we want to solve



# Where does climate engagement come in?

## **External Outcomes**

•local behaviour change by emphasising and connecting residents with opportunities to live and work more sustainably.

the creation of local projects, local support and sustained interest in solutions which address spared priorities and reduce carbon emissions.

## Scope

Engagement prioritised based on three tests:

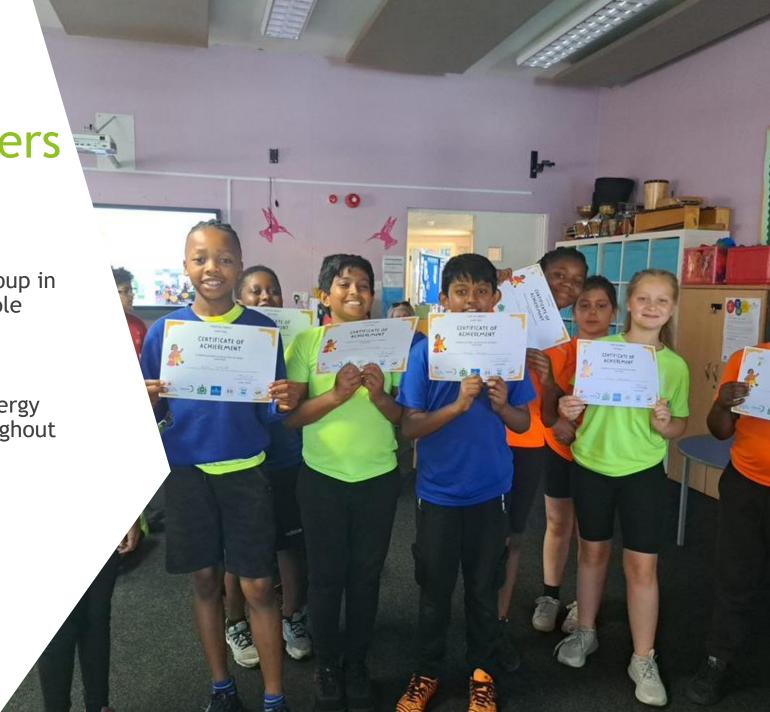
- Will they complement actions in the Climate Strategy and Action Plan/Climate Delivery Plan?
- Will the engagement activities enable high impact emissions reductions?
- Will the engagement activities contribute to green economic development?

**∞** 

# Example - Energy Matters

Developed by Merton's Climate Action Group in partnership with the Centre for Sustainable Energy and local delivery partners CREW

Aim - To work with schools to develop energy educator modules that can be used throughout the UK and support the education and empowerment of school children.





# Example -Merton Garden Streets

- Developed by Merton's Climate Action Group in partnership with Sustainable Merton
- Aim To plant in underutilised spaces across the borough to improve biodiversity
- ▶ 115 streets signed up in 2022
- ► 10,000 volunteer hours invested in the project

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# Example - The Wheel

Developed by Merton's Climate Action Group in partnership with Sustainable Merton

Aim - To embed the circular economy in Merton

- Repair Cafes and Upcycling Workshops
- Launch of digital hub
- Collaboration with UCL to look at embedding the CE on Merton Highstreets





For residents

Check out the local waste reduction and circular economy directory

Read more



For businesses

Learn about some of the local initiatives businesses can support to reduce waste

Read more



For schools

Here are some ideas for how schools and students can reduce waste



# So far...





# Merton Council @Merton\_Council - Jul 1

Check out the first of our creative 'How to Videos' put together by young Residents & their families to encourage sustainable behaviour changes in

The lemon & lime infused coco butter lotion is a crowd pleaser!

Read more ow.ly/9Mh150JLxRY

#MertonClimateAction



DR BIKE (FREE BIKE CHECKS AND MAINTENANCE)

AIR QUALITY TOOLS, FREEBIES AND MORE!

FILM (AND PEDALLING) STARTS AT 7PM!



Bring warm clothes, blankets and chairs

Weather dependant Event may be moved indoors











Business support for cost of living and climate action

Join our Climate Action mailing list

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SCHOOLS

CLIMATE

TUESDAY **8TH NOVEMBER** 

CONFERENCE

3PM TO 5PM

THE CHAUCER CENTRE, CANTERBURY

RD, MORDEN SM4 6PX





Merton success in Net Zero Innovation Programme Bid 15 November 2022 in Business, Clean streets, Environment, Environment and Re

## Merton's Green Schools Charter

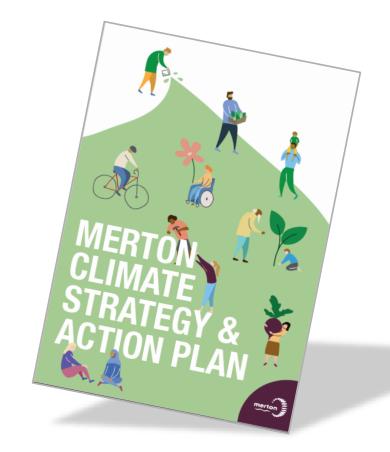


## End

Merton's Climate Strategy and Action Plan adopted in November 2020

Climate Delivery Plan – Year 1 adopted in January 2021

Climate Delivery Plan – Year 2
Adopted in February 2022



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