

Subject: Green Street Community Meeting – Actions Note

Date: 7th January 2020, 19:00 – 20:30

Location: Our Lady of Compassion Church Hall, Green Street, Upton Park

Hosted by: Mayor Rokhsana Fiaz OBE

Councillor Attendees:

Councillor Nilufa Jahan (Green Street East)

Councillor Muhammad Ali (Green Street East)

Cllr Mushtaq Mughal (Green Street West)

Councillor Moniba Khan (Boleyn Ward)

Councillor Gen Kitchen (Boleyn Ward)

Councillor Harvinder Singh Virdee (Boleyn Ward)

London Borough of Newham Attendees:

Nicola Elcock, Senior Area Regeneration Manager

Roger Austin, Regeneration and Development Advisor

Eleanor Soames, Graduate Regeneration Trainee

Cristian Deiana, Architectural Assistant

Eleni Katrini, Senior Regeneration Manager

Tony Patten, Markets Team

Purpose of meeting:

- To relay the findings from the Community Engagement exercise that took place in May and June 2019
- To update the community of the Council's initial bid to the Good Growth Fund for Green Street and Queens Market and the forthcoming community engagement exercises to help shape the final bid to the GLA
- To inform the community of the future work streams the Council will be initiating in 2020, such as the development of a town centre strategy for Green Street and, a capacity and viability study for Queens Market Strategic site in order to understand the longer term opportunities including the re-provision of a covered market as well as housing for older people

Ref	Notes	Actions
1.	<p>Residents requested an update on the manifesto pledge of 30 minutes free parking in town centres.</p> <p>The Mayor explained that parking review for the entire borough recently concluded. This review will help to identify if the manifesto pledge can be implemented. A report to Cabinet is expected to be presented by March 2020. The recommendations from the review, which may include 30 minutes free car parking in town centres, would be implemented in the months following any decision by Cabinet.</p>	<p>To update the Green Street webpage with any recommendations in relation to the 30 minute free parking for town centres once the Cabinet Report and recommendations relating to the Parking Review is published. The report is likely to be presented to Cabinet in February. The implementation of any recommendations could take a further 3/4 months.</p>
2.	<p>Traders explained that the pay-by-cash parking machines at Queens Market car park needed to be reinstated. There are a number of market shoppers that do not have smart phones so are now unable to park and shop at the market. They also stated there are also issues with the parking App that means some shoppers and residents are unable to purchase a parking space easily. The helpline number to call for assistance is constantly engaged.</p>	<p>Parking Services to look into these issues and provide a full response. There is also the need to better promote the car park to encourage more people to use it.</p>
3	<p>Concerns were also raised about the lighting levels at the car park. Those attending the meeting said the lighting levels are poor, particularly when it gets dark and this makes it feel unsafe. This makes using the car park less attractive to customers especially in the winter when it gets dark earlier.</p>	<p>To be raised with Parking Services and them to provide a full response.</p>
4.	<p>Residents explained that public services provision has lagged behind which is a problem when lots of flats have and continue to be built in the local vicinity. In particular an insufficient number of GP practices. Issues about the</p>	<p>TfL to be contacted to discuss the district line schedule .Outcomes of discussions with TfL to be communicated with the community in a quarterly newsletter.</p> <p>Cabinet Report for the Green Street Town Centre programme outlines the Council's intention to</p>

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	<p>poor frequency of the District Line trains was also raised. A resident spoke of the need for the service to be improved as it seems to have reduced over recent years</p>	<p>commission a Capacity and Viability Study for Queens Market Strategic site highlighting the potential provision of a new 3000sqm Health and Care Space provision on this site, as well as a new covered market and housing including housing provision for older people.</p>
5.	<p>Concerns were raised by some that attended the meeting about the future of the market and the Hamara Ghar and the fact that residents and traders wanted to ensure they were safeguarded.</p>	<p>Officers from the Council relayed that the Council would be commissioning a Capacity and Viability study for the Queens Market Strategic Site which includes the Hamara Ghar. Officers stated that this was a purely an investigative study looking at a range of options from full refurbishment to partial redevelopment to full redevelopment. However, it was emphasised that no decisions have been made. The Community, in particular the residents of the Hamara Ghar and the market traders, will be engaged throughout the Capacity and Viability commission. The Cabinet Report being presented on 18th February 2020 is to ensure greater transparency about the work streams the Council intends to initiate in 2020.</p> <p>The Mayor stated that the market was a protected use and it would remain on that site and all options would include the provision of housing. The Mayor reiterated her manifesto commitment to look provide at least 50% social housing for any development sites that are delivered by the Council. The Mayor also confirmed that the Council has no intention to sell its freehold and the entire site will remain in the ownership of the Council.</p>
6.	<p>There was a request from a resident not to initiate the budget cuts being proposed by the Council</p>	<p>The Mayor explained all council's have a legal duty to publish a budget that reflects its resources. The Council is unable to publish and approve a budget where there is a deficit. Therefore the budget cuts the Council will need to make over the next three years are unavoidable and are a direct result in the large reduction in Government funding and the lack of a statutory annual increase in Council Tax over the last 10 years.</p> <p>The Mayor mentioned that there are a number of opportunities for the community to input into the budget proposals at the Budget Forums: http://www.newham.gov.uk/Pages/Services/Newham-Peoples-Budget.aspx?l1=100004&l2=200110</p>

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7.	The community want better and more frequent communication with Council Officers and the Mayor.	<p>The Mayor suggested a follow up meetings in March once the outcome of the Good Growth bid was known details of the Stage 1 bid application would be made available on the Council's Green Street webpage: www.newham.gov.uk/greenstreet</p> <p>The findings from the Good Growth community workshop as well as details of the final bid to the GLA will be available to download from the Green Street webpage in mid-February.</p> <p>Officers from the Regeneration team will start to attend the Trader meetings organised by the Markets Team and the Cabinet Report outlines the proposed engagement strategy with the local community. The Cabinet Report will be available to download on 11th February and the Officers from Regeneration are happy to meet residents, traders and businesses should they wish to discuss the contents of the report.</p> <p>A programme timeline accompanying the Cabinet Report is available on the Council's Green Street webpage from 11th February 2020:</p> <p>Cabinet Report: https://mgov.newham.gov.uk/documents/s134821/Cabinet%20Report%20Green%20Street%20Town%20Centre_Final.pdf</p> <p>Cabinet Report Appendix: https://mgov.newham.gov.uk/documents/s134801/Programme%20Timeline.pdf</p> <p>The website will be updated as the various work streams progress.</p>
8.	Council Officers are to develop a management and maintenance plan for Queens Market and the Hamara Ghar to address some of the longstanding issues with the building.	<p>Council Officers are to develop a management and maintenance plan for Queens Market and the Hamara Ghar to address some of the longstanding issues with the building. These issues will be communicated in a quarterly newsletter. In 2019, Housing and Property Services commissioned a full Condition Survey of all the buildings. Traders, leaseholders (retailers) and residents of the Hamara Ghar were advised in writing as to the reasons for this survey in October 2019. It has recently been submitted to the Council and Officers are currently</p>

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		assessing the recommendations which will support the development of a management and maintenance plan for the buildings.
9.	The community are concerned with the level of crime and anti-social behaviour taking place and want more policing.	The Mayor has been in discussion with the Borough Commander on a number of matters relating to crime, safety and anti-social behaviour.
10.	The community requested that all Traders be protected by the Landlord and Tenants Act 1954, as there are concerns for the lack of leaseholder rights, for the circa 30 of them that are not covered by the Act.	The Mayor and officers from the Council committed to look into this and provide a full response at the next meeting in March. Officers did relay that the current position remains the same but this would be reviewed by Property Services in light of some of the concerns and comments from leaseholders.