

# **L E A B R I D G E W A R D F O R U M**

Thursday, 21st July, 2016

at 8.00 pm

St John Ambulance Hall, Mildenhall Road E5 0RU

Cllr Margaret Gordon, Cllr Deniz Oguzkanli and Cllr Ian Rathbone

## **AGENDA**

<b>1</b>	<b>Private Rented Housing - discussion</b>	(Pages 1 - 2)
<b>2</b>	<b>Notes from 11/02/2016 (Ward Panel meeting and Ward Forum meeting)</b>	(Pages 3 - 10)
<b>3</b>	<b>AOB</b>	



# Come along to your local **Ward Forum!**

Your chance to meet your councillors,  
raise local issues and explore opportunities  
to improve your area

**Date and time:** Date Thursday 21 July 2016 Time 7:00pm - 9:00pm

## **Lea Bridge Ward Forum**

### **Topics for discussion:**

- 7pm CAP meeting with Councillors and local Police.
- 8pm meeting with Councillors.  
The meeting will be focussing on the new Housing Act. The Cabinet Member for Housing, Cllr Glanville, will be giving an update on the Housing Act and what it means for Hackney across the whole housing sector.

**All welcome so please do come along and join in the discussion!**

### **St John Ambulance Hall**

Mildenhall Road  
E5 0RU

**Local bus routes:** 38, 48, 55, 106,  
253, 254, 425, 488

**Nearest rail station:** Clapton



**For more information please contact**

**leabridge@hackney.gov.uk**

**Tel: 020 8356 3373**

**Mob: 07890 654 068**

**Web: <http://membersupdate.hackney.gov.uk/2015>**

Page 1

This page is intentionally left blank

## **Lea Bridge Ward Panel, February 11 at St John Ambulance hall, Mildenhall Road E5**

Springfield and Lea Bridge wards have joined together with one sergeant, PC Alice Perry now in post, two PCSO officers, plus an extra dedicated officer.

### **Sgt Fiona Dawson reported**

- Burglary has dropped. A lot of cul de sacs so not so much through traffic.
- ASB issues. Monitored on a daily basis, working with community safety officer.
- Lea Bridge ward is not too badly placed compared to other wards regarding burglary.
- Been doing some intelligence gathering. Some suspect crack houses we are collecting evidence for.
- People hanging around the area and we don't know who they are. Alice is checking this out in the ward, particularly Casimir Road and Beecholme Estate.

### **Issues**

\*A resident raised the problem with drug dealers targetting residents of flats in Prout Road. Fiona will follow this up.

\*Residents have previously complained about a 'crack bench' in Millfields Park. Fiona was keeping a watching brief.

\*A resident reported Millfields Park keepers lodge broken into recently.

\*Former Magnet building site on the corner of Leagrave Street and Chatsworth Road had a recent problem. A private party held with no reference to residents which caused noise and traffic into the early hours and chaos. Discussion. Cllr Rathbone had written to the owner and informed the planning dept handling an application on the site. It was inconsiderate behaviour.

Peter Snow, LBH Community Safety Officer runs the out of hours service on Thurs, Fri & Sat and other nights. One officer in office and two out. Can attend if residents have problems with late night parties. Residents should contact [Pollutionsupport@hackney.gov.uk](mailto:Pollutionsupport@hackney.gov.uk) or phone [0208 356 4455](tel:02083564455). He said they will do their best to come out. If it's a serious problem, call pollution and also call the police.

\*A resident complained the sign stopping turning right out of Prout road is too small. Cllr Rathbone informed that TfL are reconfiguring the junction and Upper Clapton Road after a campaign by ward councillors and residents, and are improving the bus

stop at Prout Road and the road sign may well be changed, possibility of a block in the middle of the road.

\*Parking issues. People ignore red routes. Constant double parking at Theydon Road at the Leaside Road end around the railway bridge. Cllr Oguzkanli will take up the issue see what the Council's Parking Dept has to say about the matter, and ask for an investigation of the situation by the Council.

Cllr Rathbone said there are now many more residents in the area needing somewhere to park. Parked cars in Leaside Road and Theydon Road are stopping lorries parking to load and unload as it is an industrial area as well. Peter Snow suggested asking parking officers to patrol more in those areas. He said people can call 020 [8356 3000](tel:83563000) and ask for parking enforcement. Fiona said businesses should be given a warning and heads up on the problem and be asked to stop. Alice is looking at the planning regulations.

\*A resident raised a general issue of supermarket lorries parking on double yellow and never getting tickets. Cllr Oguzkanli said he would also take up this issue of why tickets are not being issued to lorries delivering to the larger supermarket chain shops in the borough for example, outside Tesco on Lower Clapton Road. It was noted that this is not only illegal but, that it also poses a risk to other road users and disrupts the flow of traffic. The following actions were agreed:

1. Councillor Oguzkanli to contact the Parking Enforcement Team to request a report on how many parking tickets have been issued to these particular lorries in the following locations;
  - Tesco on Lower Clapton Road
  - Sainsbury's on Mare Street
  - Tesco on Kingsland Road (by Haggerston Station)
2. In addition, residents also wanted to include the area around Theydon road.

Residents were encouraged to contact the Parking Enforcement Team on 0208 356 3000 (Hackney Council main switchboard) to report incidents of illegal parking.

\*At Southwold school there have been parking problems at drop off and pick up times during the day. The Council is working with school and parents (and the children!) to improve the situation, mostly to discourage parents and carers bringing children to school in cars.

\*Councillors have been campaigning for more bike racks in the ward – a new car shaped one is to be placed near the school entrance in Detmold Road. Residents should let them know if they felt some were needed in their area. There is a waiting list for the installation of the racks around the borough.

### **Contacting local Police**

Before handing over the meeting, to the Ward Councillors for the Forum meeting, Sgt Dawson encouraged the residents to contact the local Police to discuss the

possibilities and practicalities of setting up a Neighbourhood Watch in their area.  
Contact details: [Fiona.A.Dawson@met.pnn.police.uk](mailto:Fiona.A.Dawson@met.pnn.police.uk) / [SNTGD-Leabridge@met.pnn.police.uk](mailto:SNTGD-Leabridge@met.pnn.police.uk) / [SNTGD-Leabridge@met.pnn.police.uk](mailto:SNTGD-Leabridge@met.pnn.police.uk) / 0207 161 8213 / 07884 117 293.

There are already two neighbourhood Watch Groups – Casimir Road & Beecholme, and Blurton Road.

Meeting ended at 7.50pm.

This page is intentionally left blank



## **Lea Bridge Ward Forum Meeting**

Thursday 11<sup>th</sup> February 2016, 8pm

Councillors present: Cllr Ian Rathbone, Cllr Margaret Gordon and Cllr Deniz Oguzkanli

Guest speaker: Nathaniel Mathews, Senior Housing Solicitor, Hackney Community Law Centre

Members of the public: 9

---

### **Implications of the new Housing Bill**

Presented by: Nathaniel Mathews, Senior Housing Solicitor, Hackney Community Law Centre, who has been working in the housing and welfare fields in Hackney for more than 20 years. Speaking in a personal capacity, he made the following substantive points:

- The Housing Bill proposes to bring in fundamental changes to social housing.
- There is still a lot of details that need to be worked out and initial questions that remain unanswered at the moment.
- Despite strong opposition, the Housing Bill is being pushed through Parliament very quickly and if it is successful it will be 'the end of' social housing. This would have serious implications on Hackney where 52% of residents live in social housing.
- The Housing Bill favours home ownership over rented accommodation. Therefore, there is little in the Housing Bill to preserve social housing. This emphasises the notion that the current Government view of social housing as a source of poverty.
- Properties are promised to be replaced like for like, nevertheless the current replacement rate is 1 to every 8 sold.
- The top 10% of social housing will have to be sold and this will have a devastating impact on London in particular due to the high land value. London is at risk of losing 60% of its social housing stock. Where is the new social housing going to be built? Where are the social housing tenants going to live? What about those in temporary accommodation? How long will their wait be?
- The implications of the 'Right to Buy' for Housing Associations were summarised as follows. Council high value property has to be sold when vacant and the funds from the sale goes Central Government, not to local authorities. Housing Associations will be forced to sell with certain rare exceptions such as specially adapted properties.
- The Housing Bill also proposes to phase out tenancy for life. Instead it will be mandatory for Local Authorities to introduce the new English Secure Tenancy. This is a 2-5 years tenancy which makes it easier to evict tenants, will provide less security and will uproot both families as well as communities. No-one seems to know how to bring those tenancies to an end. Do you get another five year tenancy? Absurdly with a 2-5 year tenancy new Council tenants would lose any meaningful right to buy.
- The Housing Bill also proposes to introduce 'Rent to Stay'. Meaning that households with an income over £60k will not be eligible for social housing and this group of people will be moved into the private rental market. This will potentially trap people, that can't buy their own property and ill-

afford the market rent, in poverty. As many as 27k households could be affected. It can also be seen to discourage pay progression and will have a negative impact on the local workforce.

- The Housing Bill will also remove the protection around Gypsy and Traveller sites as well as mooring sites. This will further disadvantage a group of people already suffering from higher rates of ill-health and homelessness.

The residents were informed of the 'Kill the Housing Bill' demonstration that is due to go ahead on the 13th March.

#### Discussion

Cllr Gordon said this is splitting communities. Big gap opening up between those who rent and those who own their own home. It's creating an apartheid system and is a shocking piece of social engineering. Cllr Oguzkanli said there are likely to be many legal challenges and it would cause chaos in the housing field for many years to come. Cllr Rathbone said many communities would be broken up by these proposals and no tenants would be feeling secure any more. Housing was about caring for people's needs not measuring it purely financial terms. A resident said it looked like housing would be set back by a century and a half and even the workhouse could re-emerge.

---

#### AOB

Celia Coram, Lea Bridge ward resident and representative from 'Save Lea Marshes' group, informed the meeting of the following:

On Wednesday night there was a busy meeting of Waltham Forest's Lea Bridge Ward forum and on the agenda included Controlled Parking Areas (CPZ's) for 97 Lea Bridge Road where 17 storey blocks of flats are being proposed by LB Waltham Forest, and a proposal to build a new Free School on the water works site opposite the ice rink, currently occupied by Clancy Docwra. This site was originally earmarked for housing. Both developments will cause traffic problems which will impact on Hackney residents, particularly in Lea Bridge ward Hackney.

Residents were informed that objections will be taken up to 14th March but everyone was advised to get their comments in as soon as possible. The planning number is 153834FUL ([www.walthamforest.gov.uk](http://www.walthamforest.gov.uk)) and the planning officer is Nick Eagle (London Borough of Waltham Forest).

Ms Coram added that it is concerning that the two boroughs of Hackney and Waltham Forest appear to work in silos especially in regards to the riverside development at 97 Lea Bridge Road; the Mini Holland Scheme, the Ice Rink and the opening of Lea Bridge station even though these are issues that also affect Lea Bridge Ward (Hackney) there has been no proper consultation with Hackney residents or councillors.

Cllr Rathbone said this is an old problem of lack of cross borough liaison, and Lea Bridge ward councillors had been pressing for years for a cross borough working party to help improve things, and would continue pressing to discuss the LB Waltham Forest proposals with the LBWF officers, and supporting the Save Lea Marshes campaigning around the issues reported.



This page is intentionally left blank