



Station to Station BID Directors Meeting Agenda

Date: 25th September 2023

Time: 10.00-11.30 am

Location: Tulse Hill Hotel, 150 Norwood Road

Present:

Stephanie Correia	Chair, formerly SRA
John Price	Portico Gallery
Damion Viney	Co-Accounting
Guy Bridger	Taxfile
Bronwen Rice	S2S
Charlotte Ashworth	S2S

Apologies:

Domani Beer	Otter Trading
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1.0	Matters Arising	<p>Directors Meeting Minutes: Minutes of the Directors Meeting minutes were approved.</p> <p>Minutes of the last Meeting (Steering Group meeting 11th September 2023) were approved.</p> <p>ChooSE27 app: CA urged Directors to upload their businesses onto the app. An email has been sent with login instructions.</p> <p>Traffic issues were also covered in the steering group meeting and this is still an ongoing issue. Cllr’s surgery dates and times will be shared for Directors/SG members to attend.</p> <p>JP raised the issues of traffic, parking, dogs, crime and business rates as the issues that businesses face and are the most important to them. CA added that energy prices and costs of doing business as another issue that is currently affecting businesses.</p> <p>LTN’s were briefly discussed as there is an impact that will be felt at Parkhall specifically. CA shared that MC is working on this and that we refer any BID members with questions or issues around this to MC as she is lobbying the council and Cllr Fred Cowell on this. The case that the area is a site of manufacturing must be</p>	
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		<p>made to the council and that this separates the area from other places in Lambeth. The hope is that a workable resolution can be reached whereby businesses in the West Norwood and Tulse Hill area can access a discounted rate on Business Parking Permits. DV thought this would be a big deal and make many businesses happy.</p> <p>A discussion was held on the difference between the Steering Group and Directors Meetings, and the roles that the members of these groups play. CA explained the particular roles of the Directors and the topics that the Steering group will be more suited to cover. Directors focus more on the overall spending of the budget and overall management of the BID rather than more specific issues for example parking issues, Thames Water etc. It is hoped that members of the Steering Group will come to us with suggestions of work that they'd like the BID to undertake.</p>	
	Agenda Items		
2.0	Articles of Association (draft)	Appointment of new Articles of Association (draft attached) BR requested all directors to review the AoA's and let us have any feedback so that we can present them at the AGM to all members and have them approved and then sent to Companies House.	
3.0	AGM	AGM -DV asked that we make sure that the End of year of accounts are ready to go out with the AGM papers. DV asked that a correction is made to the AGM Agenda - to reappoint 'accountants' not 'auditors'. JP will be chairing the AGM and BR will meet with him to discuss the agenda and a run through of the AGM.	CA to contact accountants to chase. BR will correct. BR & JP to meet.
4.0	Mid-term review with BB's	We have been sharing paperwork with Chris Turner and Trish Willets in preparation for the Mid-Term Review session on 18th December we will have 2.5 hours to spend with them on this.	BR to send out meeting invite.
5.0	Managers Report	<p>Levy collection at about 74% it would be good if we could raise this above previous years collection rates. CA and BR will ask Lambeth to chase more businesses for payment.</p> <p>Digital Town Hub - emails going out today for populating the app and then the launch will take place end of October</p> <p>Crime and safety - CA reported that Sunday 24th September a prolific criminal was arrested and sent to Wandsworth Prison. TMEye are going to prosecute him privately. JP explained that the crime is violent as well as theft. Purposeful, blatant and aggressive and there is a feeling of threat and dread when they come into a shop. CA commented that this issue is on the Mayor's radar. The Deputy Mayor for policing was at the BIDs Summit. Brixton BID commented the other day that shoplifting has been basically decriminalised. Until there are enough trained police there won't be much of a change. Shop staff are briefed not to intercept as it's dangerous for them. Criminals know this</p>	

and then it becomes like an open house. Staff safety is more important than challenging the criminals. However, TMEye seem to have established a good relationship with the local police and they arrived very quickly on the scene, so this is an improvement on previous scenarios. SC commented that it's not a new thing, previously when we had banks on the high street they moved away because of robbery. DV shared thoughts that there was very little that we can do, however he felt that it was important that we are seen to be doing what we can and that it is imperative for the BID to be sharing any wins with the businesses. CA explained that Trevor Virtue at Lambeth called CA in and explained that the Council have an underspend of Section 106 money, so in partnership with Streatham BID we are going to bid for some of this money for a lighting scheme and 2 x Met Police officers for each BID area. Section 106 money is usually capital not revenue spend, but we have been encouraged to ask for this funding. SC asked if we have told all of our Cllr's about this? CA explained that he asked for a 1 page document outlining our ask and that once this is done we can inform the Cllr's. SC agreed that DV is right that we should be always talking about what we are doing about crime. JP asked if we are handcuffed about what information we can share? CA said that we don't tell the businesses in the whatsapp groups that the TMEye team are in the BID as this prevents capture because information is shared. Jay from Iceland is the most vocal on crime in the high street. JP asked who is potentially likely to cause the most problems? CA reported that it is the chain stores that report the most crime on whatsapp groups and they are very happy with the work that we are doing with TMEye. Cllr Olga Fitzroy is on the crime whatsapp group and we assume she feeds this back to the council. DV raised the issue of CA's safety? JP thought that there isn't very much of a threat to CA as the criminals walk away once the theft has been committed and don't pose a threat to CA, the possible issue is more with the businesses who fence the stolen goods. People who benefit from the stolen goods are more the problem. CA should perhaps be accompanied or use the TMEye team to be doing these difficult conversations.

ChooSE27 Collective - Helena is going to organise more meetings to discuss any more opportunities to bring in any more landlords to open up more potential workspaces. There are a few other businesses that CA is trying to get on board.

S2S waste contractor - JP reported that he had had a meeting with Gregg from LG and the main issue was that the recycling and waste bags are smaller as well as LG requiring businesses to work out how many bags you're going to need for the year ahead. This is difficult to work out in advance. He felt that some levy payers had been shoehorned into this deal. We will ask businesses to

CA and BR send out the LG questionnaire again

		<p>email us with issues, so that we can address this with LG. Some people are happy with it.</p> <p>BCC - no questions or comments</p> <p>Design Council - no questions or comments</p> <p>Marketing - no questions or comments</p> <p>Food and Drink Walks - no questions or comments</p> <p>Norwood Works - no questions or comments</p> <p>Depaving - no questions or comments</p> <p>HS4A - Hannen Road is a potential location for a ChooSE27 mural as GT Rail have OK-ed the site already. GB commented that the report on this project was very good with lots of detail. GB asked what happens next? CA explained that the workspace page on the website will continue, as will the Collective meetings. We have established good working relationships with the GLA / Lambeth Regen team and this has helped and will help with other funding opportunities.</p>	<p>BR to email LG survey out again</p> <p>CA to arrange for HS4A report to be available on the website.</p>
5.0	Issues/ Opportunities	<p>Minutes of Steering Group meetings will be uploaded to the Website. But it was felt that Directors meetings minutes would not be shared on the website. DV thinks it's important to be able have private conversations and these are protected. British BID's advice will be sought on this.</p> <p>Directors Meetings will ensure good running of the BID - procedures, finance, providing a steer to CA and she can bring problems to a safe space, she will be able to get advice and support from the Directors. CA will be managed in these settings. Provide accountability to CA in some way. SC if there are issues raised by the Steering Group then we will discuss these and how the BID/Directors should manage this or guide the work of the BID. Governance and Compliance should be included.</p> <p>GB asked what happens if no one turns up at the Steering Group meetings? Steering Group meetings will be more about 'issues' that are more everyday rather than 'governance' issues, which Lambeth councillors/ officers also attend. GB commented that the system isn't broken so why are we changing it. JP said we have to give it time and see if it works out. Directors are responsible for the BID and it is felt they need to have a forum where higher level issues can be discussed with privacy.</p> <p>The first Steering Group Meeting at the library was disappointing and how we get more engagement is an ongoing issue that we are working on. The meeting wasn't marketed clearly enough that it is open to all other businesses. Review the Steering Group systems in 6 months time in March 2024.</p> <p>DV asked if we could include in the Managers Report a section on lobbying and networking. This could be a report for businesses on the contact that we've had with external agencies ie council, GLA/Mayor, other BIDs, highways & utilities, railways, Met Police etc. Focus of lobbying should also include Norwood Works and</p>	<p>CA to ask BBs for guidance</p> <p>CA/BR to create new space on Managers Report to include 'lobbying/ advocacy' and separate updates</p>

		<p>Parkhall. CA felt that Parkhall should be well served by the app and the work around CPZ and affordable business parking and agreed that we need to let the businesses know what we are doing.</p> <p>JP met with Jackie Meldrum and she brought up the difficulties of working with the 3 distinct areas of the BID. DV and CA commented that the Whatsapp group at Parkhall is very active. CA explained that visiting the businesses in there is actively discouraged now so it's a bit harder for us to engage with the businesses in the building. CA requested that DV share invites with her to networking events in the building. DV thinks that we should recommence business visits in Parkhall. CA also shared that as there are lots of changes in the tenants at Parkhall we also need to keep finding out who is in there.</p> <p>The Cemetery gate on Robson Road should be opening in 2024. CA explained that we will be issuing the Business Survey in October and this will be done both online and in person. So this will involve extensive engagement across the whole BID.</p> <p>DV asked that in the Managers Report we include reports on the 3 separate parts of the BID - Norwood Works, Parkhall, High Street and explain the different issues facing each location.</p>	<p>on 3 parts of BID; Parkhall, High Street and Norwood Works</p>
<p>6.0</p>	<p>AOB</p>	<p>Rewilding Norwood Road</p> <p>An opportunity has come up to work with the SLBI on a Rewilding Project for the area that would help with the maintenance of the greening. CA met with the new manager and discussed the proposal; that they work with local volunteers and schools to do educational walks and talks about the rewilding of West Norwood and Tulse Hill. Weeds are still pollinators and we need to encourage more wildlife and pollinators etc and SLBI proposal is to run Equinox days replenishing of planters etc. Local volunteers group will do visits and engagement improving soil, monitoring growth etc. The proposal from SLBI has a budget of £8k. They will be working with local volunteer groups; Open Orchard, Edible bus stop etc and S2S would ensure coordination. It is hoped that this project would generate a new set of volunteers for the area who care for the planting in the area. These groups should be included in the Digital Town Hub app. DV confirmed that we have underspend and that could be applied to this project. DV thought that this request on the wilding group should be taken to the next Steering Group. SC Share the Wilding project in the newsletter and ask for comments.</p> <p>GB suggested that we do a video and promote what we do more effectively. CA said Loqiva have done videos for other apps, JP suggested that we talk to Sholto about this.</p> <p>JP commented on the pavements and how clean they are currently. CA explained that this is one of the benefits of the LG relationship.</p>	

		<p>GB - asked that as it is his exit meeting what are the top line projects that S2S will be doing? SC said that we have the business plan. Levy collection.</p> <p>JP expressed concern about our relationship with Lambeth, are we seen to be beholden to the Council? CA thought that the council wouldn't have come to us with the Section 106 money offer if it wasn't for CA putting us on the radar at the Council. JP worried about the perception of the BID amongst businesses and if the BID are too closely associated with Lambeth council. We do need to be seen by the businesses as being independent from the Council. SC thinks this is something that we should keep on the agenda and that this should be constantly reviewed. It is important that we have a close relationship with Lambeth and that this should be treated delicately and whilst this should be maintained it is important that it is managed and that S2S is kept distant, but influential.</p> <p>Barclays empty unit - Information that CA has is that it is going to be a games cafe/pub. Not sure if it's going to be digital gaming or old skool board games.</p>	
7.0	<p>Date of next meeting</p>	<p>Steering Group Meeting: Wednesday 15th November, 8.00-9.30 am at Queen of the South</p> <p>Directors Meeting (Mid-Term Review): Monday 18th December, 10.00-12.30 at the Tulse Hill Tavern.</p> <p>Directors Christmas Lunch 12.30-2.00 at Tulse Hill Hotel</p>	