

QUESTIONS TO CABINET MEMBERS

Question Number	Question asked by Councillor:	Subject
LEADER OF THE COUNCIL Councillor Tony Newman		
PQ092-18	Maura Keane	Development of Whitgift Centre
CQ114-18	Millson, S	Arrangements for Westfield
CABINET MEMBER FOR CULTURE, LEISURE AND SPORT Councillor Oliver Lewis		
CQ110-18	Pollard, H	TF18 Biennial of International Performance Art and Noise by Tempting Failure
CQ120-18	Canning, R	Loaning Library Books
CABINET MEMBER FOR HOMES AND GATEWAY SERVICES Councillor Alison Butler		
CQ111-18	Hale, L	Mayor of London – Council Home Grant
CABINET MEMBER FOR ENVIRONMENT, TRANSPORT & REGENERATION Councillor Stuart King - Job Share (Acting)		
PQ090-18	Maura Keane	Housing Designs
PQ091-18	Maura Keane	Building Regulations

PQ092-18 from Maura Keane

Councillor Tony Newman

What standard of building and overall attractiveness of the borough does the Council aspire to and what has it planned for? It appears that the Whitgift Centre will be redeveloped, not just as a shopping centre, but also contain residential accommodation: Is this true? This was not as expected. Is this another example of the building contractors pulling the Council strings?

Reply

In answer to your question, the answer is yes and no.

CQ114-18 from Councillor Stuart Millson

Councillor Tony Newman

Have there been any meetings between Cabinet Members and members of the executive team of Unibail-Rodamco-Westfield since the merger of Unibail-Rodamco and Westfield Corporation?

Have leaders of the Croydon Partnership confirmed that the new company is completely committed to the redevelopment of the Whitgift centre?

Reply

- a. A meeting between the myself and the senior management team of Unibail-Rodamco-Westfield is currently being organised.
- b. Yes, I hope you have seen the references to Westfield Croydon in the Unibail-Rodamco-Westfield Brochure, which I am more than happy to provide you with a copy.

In June 2018, Unibail-Rodamco merged with Westfield to create Unibail-Rodamco-Westfield. This coincided with a thorough due diligence piece between officers, consultant teams and Westfield on assessing the CPO draw down process culminating in a decision to proceed by members at June Cabinet. As part of this assessment confirmation was sought from CLP that the proposed take-over of Westfield Corp by Unibail-Rodamco would not impact upon the funding of the Croydon development. Westfield confirmed that it was continuing to progress the scheme towards delivery (including the necessary steps for implementation of the CPO) on a “business as usual” basis and that the proposed Unibail deal did not alter that objective.

CQ110-18 from Councillor Helen Pollard

Councillor Oliver Lewis

Please can you tell me about the TF18 Biennial of International Performance Art & Noise by Tempting Failure in July?

Please give details of the programme of events/performances for this Festival.

Please give these details for each live performance that took place as part of this Festival in Croydon:

- Title of the performance
- Venue for the performance
- Date and time
- How many tickets were sold for each performance
- If the performance was free, please say how many people attended

Reply

The figures collated by the Festival organisers on attendance are as follows:

Performance	Audience PAID	Audience FREE	Total
Artist Masterclasses	36	10	46
Community Workshops		41	41
Professional Development Workshops		70	70
Croydon Ticketed Performance Events	352	118	470
Croydon Free Performance Events		1,278	1,278
Temptingfailure.com (unique visitors)		21,900*	21,900
Facebook (followers)		2,750	2,750

Instagram (followers)		1,212	1,212
TF18 trailer views - Vimeo		643	643
TF18 video views - Facebook		22,164	22,164
TF18 online programme (views)		93	93
Twitter Impressions			261,000

CQ120-18 from Councillor Robert Canning

Councillor Oliver Lewis

Following the welcome move earlier this year to bring Croydon's libraries back in-house, what consideration is being given to extending the current loan period for books borrowed from these libraries?

Reply

Croydon library books can be borrowed for 21 days (three weeks). Since bringing the service back in house, we have benchmarked this with other library services, many of which also have a three week loan period.

As a result of this benchmarking, we are not considering extending the loan period at this time.

Library books can then be renewed up to 5 times, for further periods of three weeks each time, allowing the lender up to 18 weeks loan period in total, providing the book has not been reserved for another lender. Renewal can be done online as well as in our libraries at the self-service machines or with a library member of staff.

Some specific services such as the home library service, do provide a slightly longer loan period.

In addition, children's books do not incur late fees.

I hope that fully answers your query.

Councillor Oliver Lewis

Councillor Alison Butler

Please could I have an update on our bid for grant funding from the Mayor of London's £1.67bn pot to build Council homes in Croydon?

Reply

The Council submitted a significant bid for funding at the end of September to the Mayors 'Building Council Homes for Londoners' programme. We hope to hear back by the end of October.

Councillor Stuart King, Cabinet Member for Environment, Transport & Regeneration – Job Share (Acting)

I am also concerned about the standard of housing (and, indeed, of office building) design. Undoubtedly, there is quite a mixed standard of accommodation in the borough and, undoubtedly, it must be quite a difficult job to house all those who need housing. My concern is that the Council is allowing styles of building that detract or are not in keeping with the neighbourhoods. Friends in South Croydon are appalled that some buildings are being erected that encroach on their view, are too high and are more like the proverbial square boxes, not fitting in with the surroundings. Is the Council ensuring it demands more of the developers? I don't expect the borough to repeat the same designs of old but I should hope the Council ensures that new builds are of quality design, adding, not detracting, from the desirability of the borough.

Reply

Design is very subjective. Beauty is in the eye of the beholder, with one person's square box being another's classical or modernist architectural masterpiece.

All of the different places that make up our borough, like most other places, are made up of buildings of different ages and styles, heights and roof forms. South Croydon is the same. The variety creates interest, whilst reflecting the history of our society and its changing values, influences, needs and technology.

In Croydon we are committed to provide the new homes that we need, which will demand taller buildings at higher densities to protect our precious open spaces from development. Some people's views will inevitably be effected. However, people do not have a right to a view. We are also committed to supporting modern and innovative architecture to provide bright and airy, well-proportioned and good sized homes.

The local planning authority places significant weight on the need to embrace high standards of urban design and architectural expression and seeks to determine planning applications in accordance with the development plan and specifically Policy DM10 of the Croydon Local Plan 2018, which requires proposals to be of high quality (in terms of design, appearance and character). The Council has also set up a Place Review Panel which is charged to independently review and challenge design quality of schemes presented by developers. The Council will continue to

promote high standards of design as part of the town planning process.

Councillor Stuart King, Cabinet Member for Environment, Transport & Regeneration – Job Share (Acting)

I have been concerned about the standard of building and adherence to building regulations. I had occasion to visit a couple of flats in Saffron Square. I was very unimpressed to discover that they were built without extractor fans in the bathrooms which had no windows either. I may be wrong but I thought this is against building regulations. If so, how were these flats passed?

Reply

CBC did look after Saffron Square and Berkeley Homes we're keen to use LABC, the method utilised depends on where the flat is. The approved solution is as follows:

Natural Ventilation with mechanical extract

Apartments on the upper floors, to the rear of the development, are able to utilise natural ventilation. Air is extracted from the bathrooms and kitchens via a multipoint extract fan unit located at high level in the service cupboard. Air is ducted from a connection in the bathroom and from a ceiling mounted extract grille above the cooker hob.

Whole House ventilation

All remaining apartments are provided with a whole house ventilation system, incorporating summer bypass. Extract air is similarly drawn from the bathrooms and kitchens but fresh air make up is introduced via the system. The make-up air is delivered to the living room and bedrooms via ceiling mounted diffusers.

The specification for the system states:

Whole house ventilation systems are supplied complete with a 3 position switch controller wired directly to the unit. This controller enables selection of trickle/boost/summer overheating mode. Boost functions are operated by a humidity stat, boost switch adjacent to the cooker hood or on the unit itself.

Extract ventilation fans are permanently powered and run continuously. MEV booster extract fans are controlled from a wall mounted boost switch adjacent to the cooker hood or humidity stat.

The specification was reviewed and accepted as part of the approval process and is acceptable under building regulations. The presence of the system would be reviewed during the inspection of the works as they proceed and upon final inspection. There is, however, no requirement for specific notification in respect to or inspection of the installation. As there is a central plant unit providing continuous ventilation to the flat, there would not be a traditional extract fan and switch visible in or around the bathroom.