

From: [REDACTED]
Sent: Thursday, June 13, 2024 7:17 PM
To: Licensing HF: H&F <licensing@lbhf.gov.uk>
Cc: [REDACTED] s Mckenna Lorna: H&F <Lorna.Mckenna@lbhf.gov.uk>; [REDACTED]
Subject: Fwd: 2024/00542/LAPR JD Wetherspoons 474 Fulham Road (Old Market Hall/former Tube Station)

Dear Sub-committee Members and Ms McKenna,

I submit as further evidence to my previous representation made for the Wetherspoons application.

Please could the sub-committee note there are outstanding public safety issues with regard to the licensing of the proposed roof terrace at the proposed premises and the use of it by potential Wetherspoons future customers and staff.

Within view of the roof terrace and to the side of the terrace and below it is a glass roof. This roof and terrace are easily accessible by trespassers at any time of day and night, including and especially during licensable hours. Young people have trespassing on this roof and adjoining roofs over the last few years, placing themselves and others at considerable risk.

We would appreciate a friendly condition on the license under the promotion of public safety licensing objective for Wetherspoons to work closely with myself and other local residents and groups (Southern Housing, TFL etc) to remedy this serious situation.

Please see below the email trail regarding our attempts in this regard to resolve this public safety issue. I look forward to working with Wetherspoons on this issue, and am therefore copying in Katie Doyle (senior solicitor at Wetherspoons) who has been helpfully in contact with Ms Dexter (local resident).

Kind regards

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: 2024/00542/LAPR JD Wetherspoons 474 Fulham Road (Old Market Hall/former Tube Station)
Date: 13 June 2024 at 18:58:47 BST
To: shaafiek.christian@lbhf.gov.uk
Cc: [REDACTED]

Good evening Mr Christian,

At present there is a licensing application under consideration to turn what was known as the Market Hall or former Fulham tube station into a Wetherspoons pub.

There is a longstanding issue affecting this premises (and others along this stretch of the Fulham Road) where young people are easily able to access the roofs of these premises and the roof of the Fulham Broadway Centre and run across them due to a lack of safety measures on top of the open wall abutting the Samuel Lewis estate.

The deadline for representations has passed and the licensing hearing will take place on 18th June. We would like to bring this matter to your urgent attention as this is a significant health and safety issue which has yet to be resolved. There is a roof terrace on the premises and a glass roof, which are easily accessible due to the lack of safety measures.

The open access leads to dangers to any trespassers on the roofs and to customers and staff of Wetherspoons, who will be using the roof terrace for proposed licensable activities.

As a community we have raised this issue many times over the years with the various freeholders, council and other bodies. We would like to escalate this issue again as it's not going away, and the risks to customers, staff and trespassers are considerable.

Kind regards

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: Re: Fulham Broadway roof access issue
Date: 17 July 2022 at 19:28:04 BST
To: "Neary Paul: H&F" <Paul.Neary@lbhf.gov.uk>
Cc: Sarah Chambers, "Goriah Anil: H&F" <Anil.Goriah@lbhf.gov.uk>, "Brown Jacqueline: H&F" <Jacqueline.Brown@lbhf.gov.uk>, "Ford Joan: H&F" <Joan.Ford@lbhf.gov.uk>, "Corporate Health and Safety: H&F" <CorporateHealthandSafety@lbhf.gov.uk>, [REDACTED]

Dear Paul,

Many thanks for your email.

This issue was raised last summer and has been discussed for three ward panel meetings in a row now, where council officers and councillors have usually been present.

We are very disappointed the Council won't be sending an email to the freeholders owning the wall adjoining the pitch at the Samuel Lewis. We understand the Council doesn't own the land in question, but this does impact local residents and could potentially affect young people and visitors to our borough if anyone is injured or could potentially die. We believe a request from the Council to these freeholders would carry much weight and would strongly encourage them to work with residents, Southern Housing and other freeholders in a collective scheme to install appropriate safety measures.

I will speak with Daisy, the residents of the Samuel Lewis and the local councillors to see how we can take this forward.

Kind regards

██████

On 11 Jul 2022, at 11:05, Neary Paul: H&F <Paul.Neary@lbhf.gov.uk> wrote:

██████

Following your email stating - Since last summer young people have been climbing on the flat roofs of commercial properties at the back of the Samuel Lewis estate. From the flat roofs they can then access onto the roofs of the Fulham Broadway centre where the district line tube station and tracks are. The access is possible because all the properties have inadequate safety measures at the rear apart from NatWest Bank. This behaviour, whilst not daily, has not gone away and is likely to pick up again as summer approaches fast.

I have reviewed the request for assistance from the council by sending out a letter and noted the reply you received from the Local Enforcement Team (I have spoken to colleagues and understand this issue was raised at the Fulham Broadway Ward Panel meeting held on 20.04.2022 following reports of youths climbing on the roofs of Fulham Broadway Centre and the Market Halls. As this is a matter concerning private land, the LET team would not issue warning letters to residents regarding the installation of additional safety measures) and agree as this is private land we would not be sending a letter.

You could if you wish in your conversations with the individual sites discuss precautions they could take to make unwanted visitors aware:

- Marking your land so you know where the boundaries lie is one of the ways you can let trespassers know that they're on private property.
- Most people combine painted boundary lines or trees with no trespassing signs and/or fencing.
- Post "No Trespassing" signs on your property

- To keep trespassers out under the law, you must make sure that they know that they're on private land.
 - Often, this means having signs posted fairly regularly (every 25 to 50 feet) along the property lines.
 - These “No Trespassing” signs are both a potential deterrent from trespassing and a legal notice to ensure that you can enforce your boundaries if you discover a trespasser and decide to prosecute.
 - This minor inconvenience may seem like a hassle at the moment, but keeping your property protected should always be a priority.
 - Note: Make sure you hang your “No Trespassing” signs high up.
 - Limit access points
 - You can also post “No Trespassing” signs at those entrances to make sure they know it is private property.
- <image002.gif>Use security cameras
- Security cameras can deter potential trespassers, especially if they can easily be seen. <image002.gif>
 - You can post signs that security cameras are in use, but some people may only believe that this is a false threat.

Kind regards

Paul Neary

Head of Corporate Safety

Corporate Health and Safety

Hammersmith & Fulham Council

paul.neary@lbhf.gov.uk

CorporateHealthandSafety@lbhf.gov.uk

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Paul Neary

Head of Corporate Safety

Corporate Health and Safety

Hammersmith & Fulham Council

From: [REDACTED]
Sent: 10 July 2022 20:30
To: hrdhealthandsafety: H&F
Cc: [REDACTED] Greg Hands MP <; Cllr Campbell-Simon Trey: H&F <Trey.Campbell-Simon@lbhf.gov.uk>; Cllr Nwaogbe Genevieve: H&F
Subject: Re: Fulham Broadway roof access issue

Dear Paul,

Many thanks for your call a few weeks ago. Many apologies for my tardiness in following up.

You asked for the list of the freeholders I had written to, so here is the list:

[REDACTED]

I don't know who owns the pub but I will do some investigation and revert.

Have you received a response or update from your colleagues in the legal department regarding the proposed letter to these freeholders?

Kind regards

[REDACTED]

On 17 May 2022, at 15:09, [REDACTED] wrote:

Good afternoon,

Just to update your team on this issue.

Southern Housing Group are arranging for a surveyor to visit the site tomorrow with a view to installing additional netting on the pitch and to obtaining quotes from contractors for safety measures to be installed along the walls, which are owned by multiple freeholders.

SHG, the Fulham Broadway Centre, TFL, the local Ward Panel and residents are all fully involved with this project and recognise the urgency of installing these safety measures to avoid injury or worse occurring on these roofs.

As I mentioned below we would like the Council to write to the freeholders who own properties that back onto this pitch and request that they cooperate with our project and pay their respective

shares of the costs involved. A letter from the Council would carry weight and would help encourage these freeholders to get involved.

We are all very aware that neither the Council nor any of us can force these freeholders to install the safety measures but we owe it to the young people and the wider local population to take decisive action. Failure to install these measures could result in tragedy.

We look forward to your prompt response.

Kind regards

[REDACTED]

On 9 May 2022, at 21:41, [REDACTED] wrote:

Good evening,

I am resending this email as I don't believe the health and safety address was retained the first time I pasted it in.

Kind regards

[REDACTED]

Sent from my iPhone

On 9 May 2022, at 21:38, [REDACTED] < wrote:

Good evening,

I have been passed your details by Mr Basith as we have a health & safety issue occurring on the Samuel Lewis estate by Fulham Broadway.

Since last summer young people have been climbing on the flat roofs of commercial properties at the back of the Samuel Lewis estate. From the flat roofs they can then access onto the roofs of the Fulham Broadway centre where the District line tube station and tracks are. The access is possible because all the properties have inadequate safety measures at the rear apart from NatWest Bank.

This behaviour, whilst not daily, has not gone away and is likely to pick up again as summer approaches fast.

I met recently with representatives of the Fulham Broadway Centre, the Fulham BID and TFL at the site. The Fulham Broadway Centre are happy to pay their share towards the safety measures but there are about half a dozen private freeholders who also need to participate. The entire length of the wall needs these measures, if only part is done then the young people will still climb up.

We would like the Council to write to these freeholders to request they install appropriate safety measures and ideally participate in a joint scheme. We feel that a letter from the Council, who whilst not directly involved, would convey the seriousness of the situation. We recognise that it is a difficult situation as only the freeholders can agree the installation of these measures but action needs to be taken quickly before serious injury or death results to one of the young people or to someone who may be in a building below if the roof gives way.

Your urgent assistance would be much appreciated.

Kind regards

[REDACTED]

On 9 May 2022, at 21:19, [REDACTED]

Good evening Mohammed,

Many thanks for your reply.

This issue first started last summer and has been discussed several times at ward panel meetings. Cllr Holder, Cllr Coleman and the community safety team have been aware of the issue for some months.

I will contact the Council Health & Safety team as you suggest.

Kind regards

[REDACTED]

On 5 May 2022, at 19:28, Basith Mohammed: H&F <Mohammed.Basith@lbhf.gov.uk> wrote:

Good evening [REDACTED] I hope you are well.

I have spoken to colleagues and understand this issue was raised at the Fulham Broadway Ward Panel meeting held on 20.04.2022 following reports of youths climbing on the roofs of Fulham Broadway Centre and the Market Halls. As this is a matter concerning private land, the LET team would not issue warning letters to residents regarding the installation of additional safety measures.

The Councils Health and Safety team may be best placed to advise/assist with this type of query, and the teams email address is hrdhealthandsafety@lbhf.gov.uk.

I hope this helps.

Regards

Mohammed Basith
Law Enforcement Manager
Environment Department
Hammersmith & Fulham Council

From: [REDACTED]

Sent: 04 May 2022 22:40

To: Basith Mohammed: H&F <Mohammed.Basith@lbhf.gov.uk>

Cc: [REDACTED]

Subject: Re: Fulham Broadway roof access issue

Dear Mohammed,

I have been reading down the earlier email chain relating to this issue, and I saw that Cllr Coleman had copied you in noting that you are the Head of the Borough's Law Enforcement Team.

As this issue impacts the safety of borough residents and even visitors to the area, we would like the Council to write to the freeholders of the properties that adjoin the football pitch on the Samuel Lewis estate and request the owners install robust safety measures which prevent young people from climbing onto and running along the roofs.

It would make sense for Southern Housing Group to arrange some quotes for the installation of the safety measures to ensure the consistency and uniformity of the measures along the length of walls.

Would your department issue such a letter to these freeholders or would the letter be sent from another department such as Health and Safety or the Legal departments? Please could you advise.

Your prompt response would be appreciated as these measures need to be installed as a matter of urgency before a serious incident occurs. If you would like to visit the site, one of us would be happy to show you at the earliest opportunity.

Kind regards

[REDACTED]

On 4 May 2022, at 22:28, [REDACTED] wrote:

Hi [REDACTED]

Many thanks for your time today at the site visit to Samuel Lewis football pitch and Fulham Broadway Centre. I don't have [REDACTED] email address so please could you copy him in.

It was really helpful to listen to your feedback and discuss the steps forward to tackling this issue.

I agree with your unanimous opinion that the whole length of the walls needs to be properly secured with substantial safety measures (such as at NatWest) in order for the measures to be successful. As we discussed the Fulham Broadway Centre is happy to pay for its share of these measures provided that the other wall owners do the same.

The action points we agreed up on are as follows:

1. TFL and the Fulham Broadway Centre to continue to work upon installing defences (?) to stop the young people using the fire escape to access the roofs of Market Hall and the Fulham Broadway Centre - hopefully this fire escape may be moved in the long term
2. Southern Housing Group (SHG) to install extra nets on the top of the football pitch
3. Southern Housing Group (SHG) to get quotes from contractors to install the same or similar measures as NatWest the entire length of the walls
4. Sarah to find appropriate person/team at the Council to formally write to the owners of the properties whose walls surround the pitch, requesting they contribute their share to the installation of the safety measures

Narinder and Graham - please could you arrange for some quotes for the safety measures, which preferably state the cost per metre, which the council can include with their formal letter to the

relevant property owners. I don't have any such contractor contacts and our argument will carry more weight if we attach cost estimates. I have already been asked for the potential cost from one managing agent on behalf of a freeholder.

We believe that we need to move forward quickly to have these new safety measures in place before the summer. The council should be able to send a letter in a more timely manner than SHG/TFL/the Fulham Broadway Centre/residents could and a letter from the council will carry significant weight.

Kind regards

