Clapham Common Management Advisory Committee (CCMAC)

Minutes of meeting on Thursday 3 September 2026, 1900

The Depot, Clapham Common

Attendees:

Adrian Darley (Chair) (AD)

Member organisations:
Michael Barry (Clapham Society) (MB)
Gareth James (Wild Clapham) (GJ)

Cllr Simon Cordon
(substituting for Cllr Chris Nicholson)
Cllr Linda Bray (LB)
Cllr Cat Thomson (CT)

Community Representatives:
Ed Glanville (EG)
Lynsey Hedges (LH)
Clare Frances McMenemy (CFM)
Krishna Siva (KS)
Petr Kaiser (PK)
Ian Blandford (IB)
Andrew Summers (Community Representative)

Lambeth Council: Lara Mifsud-Bonici (LMB), Lucy Zaman (LZ; joined later)

Apologies received from: Phil Carey, Cllr Chris Nicholson and Joanna Reynolds.

Alison Inglis-Jones, Paul Smith and Tim Greenhalgh were also unable to attend.

1: Matters arising from previous meetings

The draft minutes of 6 August, circulated by EG, were accepted without amendment. Outstanding actions were picked up under the relevant agenda items. Meetings with the new Council leadership were being arranged to discuss closer working with CCMAC and the volunteer groups, and to address delays in progressing agreed projects.

2: Rough sleeping policy and management

In Tim Greenhalgh's absence, LMB outlined the current arrangements. Reports should be made through StreetLink, with locations and photographs also sent to LMB. Thames Reach undertakes outreach on the Lambeth side. Repeat visits are made to engage individuals and offer support; enforcement is considered after that process if engagement is refused or breaks down. Responsibilities for serving notices under the byelaws still need to be clarified between outreach, Parks and the operations team.

A visit to the tents on the Common, postponed that day, was rearranged for the following morning. Tim is reviewing the rough sleeping protocol, and LMB will be kept informed of the outreach team's findings.

3: Member Group Updates

Clapham Society: MB reported the Society's new branding and revised newsletter, now available online and produced by an editorial committee. Its contribution to the Lambeth Heritage Festival includes the Local History Fair at Brixton Library, a Common history walk

from the Bandstand on Sunday 6 September at 1400, and a talk on Clapham in 1815 at Omnibus on 21 September at 1930.

Grassy Knoll: The Drinking Fountain Association has responded and advised that the stone trough was handed to the Council in the 1960s. LMB has discussed moving it with Rudy McDonald, but there is no timetable. Members asked for a timescale and discussed whether volunteers could assist if the work remained delayed.

History Lecterns: MB confirmed that the Clapham Society is withdrawing the current project. It considered the changes requested by Friends of Clapham Common—relocation, fewer and smaller lecterns, and substantially less text with QR codes—to be too far from the original proposal. GJ explained that the Friends supported the principle and had raised concerns about clutter, tree roots and presentation. MB confirmed that the Society's decision stood, while leaving open the possibility of helping with a different project in future.

AD expressed concern that substantial changes had been raised late in a project previously supported by CCMAC, and stressed the need for timely consultation and clear decisions on future proposals.

Action 3A: AD to discuss the Friends' position with Alison and Shirley; MB to write to Shirley confirming the Society's decision.

Friends of Clapham Common: In AIJ's absence, GJ and other members raised the continuing delay in agreeing works at the Battersea Rise playground. LMB explained that the mulched area needs preparation and levelling; simply topping it up would not be sufficient. Volunteer painting of equipment had been accepted in principle, but the paint specification and practical arrangements were still awaited.

Members recognised the Parks Improvement Team's workload but stressed that clear responses were essential when volunteer time and funding were available. Councillors offered to help escalate the communication difficulties.

Action 3B: AD to send councillors a summary of the outstanding playground issues; LMB to follow up with Rudy/Byron and arrange the necessary site discussion.

Preparations were continuing for the Pumpkin Patch and further litter picks. A joint Friends/Wild Clapham meeting with the Council Leader was arranged for 29 September, and a meeting with the new Cabinet leads and CT was due the following week to discuss ecology, biodiversity and future partnership working.

Wild Clapham: GJ reported c£1,200 of new planting in the Wetlands, including oxygenators; the new plants were establishing after clearance of some Canada pondweed. Watering sessions were beginning to wind down but would continue until sufficient rain arrived.

GJ has completed a 30-page draft tree planting strategy in response to heat, drought, pests and disease. It considers non-native species alongside natives and the use of seed from warmer provenances. It will be circulated for comment before consideration by CCMAC and Lambeth; a discussion with the Trees team, relevant officers and Cabinet leads is proposed.

Action 3C: GJ to circulate the draft tree planting strategy and arrange further discussion.

4: Events update

AD confirmed that CCMAC will receive an abridged version of the weekly events calendar, following representations supported by the councillor members. This will help members distinguish authorised activity and report concerns to officers.

LZ joined later and confirmed that Wandsworth has approved the Oktoberfest planning application. The Water Lantern event is still progressing, but outstanding Safety Advisory Group requirements need to be resolved with the organiser. LZ made clear that the event would not proceed if concerns remained.

The new Common Land Consent application is the second 2026/27 application and covers December 2026 to June 2027. LZ explained that splitting applications is intended to allow sufficient lead time for the Planning Inspectorate's process, particularly for MoonWalk. It includes winter and summer fair proposals, MoonWalk and London to Brighton. Members noted that the Neighbourhood proposal had been consulted on but had not yet been delivered, and cautioned that an earlier proposal had been withdrawn.

LZ gave 20 September as the expected consultation deadline, subject to checking. She will circulate any missing papers. The first Clapham-specific events calendar update is expected the following day, with LZ providing it directly while a longer-term process is established.

Action 4A: LZ to confirm the consultation deadline and provide the events calendar; AD to check that members have received the application papers and recirculate if needed.

The proposed summer concert programme for 2027 has gone quiet. Other expressions of interest remain at an early stage; LZ will keep CCMAC informed.

5: Commercial operations update

Kevin Crook will provide a standard monthly property and lease update for Clapham Common. AD highlighted the following outstanding issues:

West Side Refreshment Kiosk: The proposed three-phase power upgrade remains with UK Power Networks. As the tenant made the application, Lambeth cannot directly progress it. AD will contact the tenant for a realistic timetable; members were concerned that further delay could push reopening into next spring.

Bowling Green Pavilion: Negotiations remain unresolved over the rent-free period. AD has asked Kevin to pursue this with the property team, pointing out that continued delay itself prolongs the period without rental income and prevents the building returning to active use.

Action 5A: AD to follow up the kiosk power application and Pavilion lease, and share the responses with members.

Spread Café: The café has opened and is operating under a tenancy at will while the lease is negotiated. The Friends are discussing landscaping and hedging with the operator.

Play area kiosk: Four offers have been received, one from an established local business offering substantially higher rent. A site discussion with two or three CCMAC members is proposed to clarify the preferred bidder's plans and expectations.

Unauthorised brand activations: LMB has written to three businesses following reports of unapproved activity, explaining the permission process. Members urged the Council to consider charging businesses that had bypassed it, and suggested checking whether the same promotional agencies were involved. Photographs and social media evidence remain useful; no new charging policy was confirmed.

Tennis court vending machine: Members questioned the demand for a machine selling tennis balls and water, its size, the power connection and packaging waste. They also asked that the existing drinking fountain be restored. CCMAC was unwilling to support additional commercial activity until outstanding court maintenance and licensing issues had been addressed.

Action 5B: LMB to relay CCMAC's concerns about the vending machine to the Sports team and follow up the proposal to invoice unauthorised brand activations.

6: Enforcement update

Barbecues and fire safety: Members raised continuing reports of barbecues during the dry weather. LMB and councillors described the shortage of enforcement resources and the limited support available from police and the fire brigade. A proposed enforcement pilot elsewhere in Lambeth had not yet taken place. Possible assistance from Wandsworth remained under discussion.

Parking and Windmill Drive: The Wandsworth stretch of Windmill Drive has now been cleared to expose the existing yellow lines. LH confirmed that funding for double yellow lines is approved. Members thanked the volunteers and stressed that regular leaf clearance and sweeping are needed to prevent the area becoming obstructed again.

Action 6A: LH to raise regular sweeping and leaf clearance with the responsible Wandsworth team, and keep members informed of the line-painting timetable.

7: Works update

Phase 1 path repairs: The purchase order has finally been approved, but a revised contractor quotation has increased costs by c£7,000. Removing one of the five areas had been proposed; the revised scope and price still need clarification, and removal of a second area was discussed. Members questioned the uplift and noted that fixed costs would limit savings from reducing the scope. The options will be reviewed by the working group, with a site visit, before any further funding commitment.

Action 7A: LMB to forward the revised quotation and supporting information; AD to convene the working group/site visit and resolve the next steps before 20 September.

Bandstand electrics: Works are progressing, but a requirement to replace the access ladder is being queried. The indicative cost is below £2,000. LMB will establish whether replacement is required for compliance and which budget should pay; no contribution from PIL was agreed.

Action 7B: LMB to clarify the ladder requirement and funding responsibility.

Ice cream van electricity supply: A new feed across the path has been quoted at c£9,000 and referred to Kevin Crook and Paul Smith. Members suggested that changing the termination of the existing cable might offer a cheaper solution, subject to assessment by an approved electrician. The alternatives need to be resolved through the Council's process.

Green Waste Site: LMB reported that the accumulated hardcore is due to be moved by the end of September.

Seasonal signage and fencing: Removal of the seasonal banners should be coordinated with removal of the Heras fencing, to avoid leaving empty frames that are difficult to see at night. Members favoured retaining them until the end of September.

Street sweeper: Members drew attention to blocked entrances to the sustainable drainage beds and an apparently little-used street sweeper at the Green Waste site. They asked whether it could be used on Windmill Drive, with the necessary management, fleet and insurance arrangements.

Action 7C: GJ to investigate use of the sweeper at the Green Waste site and the permissions required.

8: Working Groups – progress updates

Access, Paths & Signage: The revised path quotation will be checked against the required works (Action 7A). CFM reported that the second batch of signs, including cycle-path give-way signs, is being installed. A shortage of poles limits some locations; signs can be moved as experience shows where they are most useful.

Action 8A: CFM to complete installation of the current batch of signs by the end of September.

Bandstand Concerts: MB thanked the marshals and reported just under £2,500 in audience donations. Combined with PK's fundraising, this should put the group in a position to plan next summer's programme even if Lambeth funding is uncertain. The receipts need to be reconciled and held through CCMAC, ring-fenced for concerts in line with the purpose for which they were donated.

Action 8B: MB, PK and AD to reconcile concert donations and fundraising, and arrange for the funds to be ring-fenced through CCMAC.

Audiences were generally larger, with weekly social media promotion, stronger performers and returning visitors all contributing. MB thanked the Friends and Best of Clapham for sharing publicity. Operational support had been less consistent than last year: equipment was sometimes late or incomplete, fewer chairs than requested were provided, and volunteers had difficulty securing help when the electricity failed or equipment was not collected.

MB asked for clarity on whom marshals should contact when an event has a problem they cannot resolve. LMB explained that an on-call officer exists, but would not necessarily be able to deal with Bandstand electrical faults. Members explored greater volunteer control of equipment, including an electric buggy and trailer, while recognising that this would require

authorised drivers, suitable access and storage, and a reliable commitment of additional volunteer time.

Action 8C: GJ to discuss with Kevin Crook whether volunteers could use a vehicle and trailer to move concert equipment.

Chris will inspect the older deck chairs and remove damaged ones before storage. MB estimated that removal of a further ten chairs would leave approximately 60; the trolley holds 72.

Bowling Greens & Pavilion: The outstanding property issues were covered under item 5.

Ecology & Biodiversity: A WhatsApp group has been established and a meeting is planned in the coming weeks. GJ will liaise directly with Ken Wallace to arrange the wildflower meadow cut and collect.

Action 8D: GJ to arrange the group meeting and the meadow cut and collect.

GJ stressed that the watering team cannot support further tree planting without better equipment. Existing trees will need sustained watering again next year. A vehicle with a bowser and the proposed two boreholes are priorities if canopy cover is to increase. The Friends may be able to contribute, but agreement with Lambeth and reliable infrastructure are essential. LMB noted difficulties experienced with an existing borehole elsewhere, underlining the need for a workable installation and maintenance plan.

Events: CFM proposed that the group review its existing document and arrange a meeting during September.

Action 8E: CFM to coordinate the Events working group review and meeting.

Governance & PIL: LMB reported a current PIL balance of £46,303 after allowing for the existing path allocation of just over £40,000. AD noted that filming receipts this year were approximately £7,000. Members also sought confirmation that sauna concession income remains assigned to Clapham Common, as previously agreed. LMB will raise this with Kevin Crook.

Action 8F: LMB to confirm with Kevin Crook how sauna concession income is allocated.

Masterplan Delivery: AD reported no further progress over the summer. The next task is to bring together the existing plans and their differing time horizons into a practical document for delivery.

Sports: KS and AD expressed concern about continuing maintenance problems, unauthorised coaching and new tennis licences that have remained unresolved for around five years. Members stressed that local volunteer support should help deliver improvements and that the delays represent lost Council revenue.

Action 8G: AD and KS to summarise the outstanding tennis licensing proposals and decisions, and circulate them to councillors before the next meeting to seek renewed progress.

9: Any other business

LZ advised that the events service will be considered at scrutiny on 21 September. Members were encouraged to contribute their experience; councillors explained that witnesses can make a short contribution and need not remain for the full meeting.

Cllr Cordon urged members to make community empowerment a central part of the forthcoming discussions with Cabinet leads. There is substantial volunteer commitment, and Clapham Common could demonstrate how the Council can support community delivery while meeting governance, safety and operational requirements.

Date of next meeting: Thursday 1 October 2026, 1900, at The Depot.

Minutes prepared by Ed Glanville