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Mr T McKeivitt  
Joint Development Manager PFI&PPP  
London Borough of Richmond upon Thames,  
1st Floor Regal House, Twickenham  
Sent by Fax to 8891 7501

Dear Tom

On behalf of the Twickenham Riverside Terrace Group, I wish to comment as follows on Option B of The Twickenham Riverside Report considered by Cabinet on the 10 December 2002.

Councils Project Team Option B

Option B does not give value for money  
Why spend £505000 on a 1/4 of the site when £650,000 will provide access to the whole site.

The criticisms of the Terrace Garden costing leads to questions regarding the methodology being used by your consultants to determine costs.

Option B results in a unsatisfactory litter friendly paved patio with a graffiti vulnerable retaining wall as a backdrop.

We are puzzled how it can meet the Secure By Design rules, as there are recessed corners and it results in the loss of the prime attraction of the Riverside Terrace Group proposals ie. the terrace overlooking the river with river related facilities with no guarantee they will be replaced.

Option B raises questions of structural stability and future floodplain requirements.

It is not clear whether Option B is to be considered as a permanent part of the public benefit or if included in the Twickenham challenge.

By failing to make use of an existing building it misses a major opportunity to bring life and river related uses back to the site in the immediate future given that Planning Consent is already available to cover these works.

Option B will incur the £50,000 per annum costs for keeping the site closed as well as additional maintenance costs estimated as £6000 to 7500 per annum without any real contribution from the regeneration of the site and its immediate area being likely. That level of annual funding would substantially cover the cost of the Trust we propose to manage the site with the Council able to step in and take over if the Trust did not succeed.

Yours sincerely

Ron Chappell  
c.c. Councillor Tony arbour  
Councillor True  
Jack Betteridge