

NINE ELMS-VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday, 20th January 2012 at 9.30 a.m., at City Hall (The London Living Room – 9th Floor), The Queen’s Walk, London SE1 2AA

PRESENT

Members of the Strategy Board: Sir Edward Lister (Greater London Authority); Councillor Steve Reed (Co-Chairman) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Chairman) and Councillor James Cousins (Wandsworth Borough Council); Mr Alex Williams and Ms Michelle Dix (Transport for London); Mr Sean Ellis and Mr Matthew Townend (St James Group); Mr David Laycock (Ballymore Group); Ms Jan Lloyd (Covent Garden Market Authority); Mr Gavin Kieran (Royal Mail); Mr Jeremy Castle (Treasury Holdings); Mr Jonathan Rawnsley (Sainsbury’s); Mr Jim Moore (National Grid); Ms Jackie Jacob (Homes and Communities Agency); and Mr Steve Riddell (CIT Developments Ltd.).

Officers and observers: Mr Colin Wilson (Greater London Authority); Councillor Nigel Haselden; Ms Carolyn Dwyer; Ms Sue Foster and Ms Sandra Roebuck (Lambeth Borough Council); Mr Paul Martin, Mr Chris Jones, Mr Mike Brook, Mr Steve Mayner, Mr Tony McDonald, Mr John Stone and Mr Bill McCluskey (Wandsworth Borough Council); Ms Helen Fisher, Mr Keith Trotter and Mr Joseph Baker (Nine Elms Support and Delivery Team); Mr Fergal O’Reilly and Mr Craig Lewis (Ernst & Young); Mr Stephan Miles-Brown (Knight Frank); Mr Simon Wigzell (CLS Holdings); Mr Tom Ward (Banham); Mr Anthony Lee (BNP Paribas); Mr Andrew Dorrian and Mr Julian Ware (TfL); Ms Hilary Skinner and Mr Graham King (Westminster City Council); Mr Mark Davy (Futurecity); Mr Ian Stephens (Saffron); and Mr Tony Whitehead (THUK).

Apologies: Apologies for absence were received from Mr Eugene Doyle (Royal Mail); Mr David Lunts (HCA); Ms Alison Young and Ms Erica Ballman (Lambeth Borough Council); Mr Roy Evans and Ms Seema Manchanda (Wandsworth Borough Council); and Mr Keith Nethercot (Wendover Group).

1. Introductions

The Chairman welcomed all attendees to the meeting. In particular he welcomed Helen Fisher who had been appointed as Director of the Support and Delivery Team and the representatives of Ernst & Young who had been appointed as administrators of the Battersea Power Station site.

2. Declarations of Interest

No declarations of interest were made.

3. Minutes (28.10.11)

The draft minutes of the meeting of the Strategy Board held on 28th October 2011 – Paper Nos. SB12-01 – circulated with the agenda, were approved as a correct record and were signed by the Chairman.

4. Ernst & Young

Before considering the listed items on the agenda, the Chairman invited the representatives of Ernst & Young to address the meeting and give an update on the current position concerning the Battersea Power Station site.

Craig Lewis explained that, following the decision to place Treasury Holdings into administration, Ernst & Young had been appointed as the official Administrators to dispose of the assets. Their role was to stabilise the situation and maintain continuity. He said that it was a complicated site that presented unique challenges and Knight Frank had been appointed as real estate agents. Stephan Miles-Brown informed the meeting that the site would be marketed in 6-7 weeks time. He said the site would be put on the open market and the sale process would be transparent.

REPORTS OF THE WORKING GROUPS

5. Transport Management Working Group Update

The Board received a presentation - Paper No. SB12-02 - by Alex Williams on the proposed pedestrian and cycle bridge contained in the OAPF to give greater connectivity from the VNEB area across the river. He said that the initial feasibility study commissioned by the working group, supported by consultants working on a pro bono basis, was programmed for completion by the end of February 2012. The consultants have identified 3 bridge types that could be used at this location: - (1) Under deck; (2) Tied Arch; and (3) Cable Stay. The consultants had estimated the cost of the bridge as being in the region of £13-18 million. However, the most recent comparable bridges built in London are the Millennium Bridge and Hungerford Bridge, which were significantly more expensive and were supported by the Boroughs that they connect. With regard to funding, TfL's focus was on river crossings in east London and there is no TfL money or resource to progress this project. Other methods of funding need to be sought e.g. donations, grants, sponsorship and a lead organisation had to be identified.

Graham King informed the Board that Westminster City Council have concerns about the proposed site where the bridge would abut that Borough. In particular, there were concerns about the Pimlico area which has conservation areas and is heavily residential. They would favour coupling the new bridge with an existing crossing and would want to be involved in any future discussions on the proposals.

The Chairman said that this bridge had been championed by the Board and that a meeting should be arranged between the interested parties to identify how this scheme can be realised.

Action: Councillor Govindia and Alex Williams.

Michele Dix apologised to the Board that the report by Volterra on the Economic Benefits Study of the NLE had not been available for consideration at the meeting. She said that the report would be circulated to Board members in the next few days. The report indicates that the cost benefit ratios could increase from the previous estimate of 1:1.5 to 1:3, and possibly as high as 1:8.2, if the NLE progresses.

Michele Dix then updated the meeting on progress on the NLE. Following the Board's decision that Route 2 was the preferred option there were two outstanding issues to resolve – the siting of the ventilation shafts and the Nine Elms Station. Lambeth Council had now approved the proposed sites of the shafts and their preferred option for the Nine Elms Station site was Option 4.

Michele Dix raised the issue of funding for the NLE project in the light of the demise of Treasury Holdings. She said that TfL would continue to work on the project at their own risk but it did not commit them to submitting the TWAO. If the scheme progresses to a TWA submission then sources of finance need to be defined and a lead 'sponsor' in place (S.106 and potentially Enterprise Zone monies) in order for it to be finalised by the end of the year. If there were to be planning consent delays then problems may arise.

Councillor Govindia said that it was important that momentum on the project was not lost and he proposed that a meeting with core parties (LBL, LBW, TfL and GLA) should be convened to discuss funding options.

Action: Councillor Govindia and Michele Dix.

The recommendations in Paper No. SB12-02 were approved.

6. Communications Working Group Update

The Board received a presentation - Paper No. SB12-03 - by Ian Stephens of Saffron the appointed Branding Consultants for the VNEB OA. He outlined the background to the strategy which began by comparing the negative and positive views of the area. Having considered these views it emerged that the core message would be a transformational agenda. In addition to its iconic buildings (the Power Station, U.S. Embassy and New Covent Garden Market) the area would benefit from enhanced cultural amenities e.g inviting the U.S. Embassy to contribute towards a London annexe to the Smithsonian Institute that could highlight the connections between London and America. The Board were informed that the Working Group had agreed the brand and strapline "Nine Elms on the South Bank" with a kaleidoscope logo. The Board were shown examples of hoardings, lamppost furniture etc that could be used in the place-marketing exercise.

Matthew Townend informed the Board that it was now intended to complete the brand guidelines by the end of February 2012. Launching the brand on an international stage to investors would also be part of the MIPIM presence in

March 2012. On that point he said that further financial contributions may be required from developers to cover the costs involved.

The Chairman then thanked Ian Stephens for his presentation

The recommendations in Paper No. SB12-03 were approved.

7. Housing and Social Infrastructure Working Group Update

Chris Jones introduced the report – Paper No. SB12-04 which set out, amongst other things, details of the Housing Protocols. He referred to the recommendations in the report including that the phasing and investment data be updated every 6 months. However, there was no agreement yet on costs or whether work would be carried out in-house or by consultants. In addition, members had before them the final draft of the phasing and investment study and, as part of their deliberations on this paper, received a presentation by Anthony Lee of BNP Paribas Real Estate based on the report circulated with the agenda. The presentation covered key assumptions; phasing scenarios based on landowners responses and considered two scenarios in detail, plotting the housing and commercial completions over time.

Jackie Jacob pointed out that the HCA would be moving to the GLA in April 2012 and that it might be ambitious for that body to sign up to the Affordable Housing Investment Strategy by the end of 2012, particularly in light of the comprehensive spending review. Jeremy Castle asked why the study focussed on affordable housing rather than the infrastructure. It was agreed that this could be addressed at the review stage and that the health and young people strands were currently being discussed by officers from the relevant organisations.

The Chairman then thanked Anthony Lee for his presentation

The recommendations in Paper No. SB12-04 were approved.

8. Public Realm Working Group Update

The Board then considered – Paper No. SB12-05 - which set out details of progress including the Linear Park, the re-naming of Vauxhall Pleasure Gardens, Cultural Strategy and improvements to the Vauxhall gyratory system. They also considered – Paper No. SB12-06 – which set out a statement of principles to enable the completion of Lambeth Council's Supplementary Planning Document (SPD) for Vauxhall.

Mark Davy said that the Cultural Strategy aimed to establish a creative district in Nine Elms. It would involve commissioning public art, architectural excellence in the buildings to be constructed and an active public realm to promote a healthy lifestyle. It was also important to embrace the heritage of the area and links could be forged with the Wandsworth Museum and the Museum of London. Although the Cultural Strategy makes reference to a

consultant being engaged to take forward work, no formal request for financial assistance has been made.

Sandra Roebuck then addressed the Board on the “Vauxhall Principles”. She said that Lambeth Council’s Cabinet had approved a report on the design principles for the Vauxhall area. She explained that the planning position had moved on considerably since the consultation on the draft SPD in 2008 and it needed to be refreshed where appropriate. The following revised requirements were presented:-

- (a) New developments will have to conform to the VNEB vision;
- (b) Re-emphasise the historical vibrancy of the area in a modern context;
- (c) Create a definable Vauxhall district;
- (d) Not just tall buildings – developments must be acceptable at ground level;
- (e) Reconnect the area to the river;
- (f) Connect the green spaces including the linear park to provide a safer pedestrian environment;
- (g) Simplifying road junctions;
- (h) Creation of a 21st Century high street but not in competition to the proposed development at Battersea Power Station;
- (i) Reintroduction of a street grid;
- (j) Respect for existing ownership;
- (k) Setting-up a Lambeth Landowners Group similar to the Wandsworth Group;
- (l) Conversion of bus terminal to bus stops;
- (m) Re-introduction of two-way streets; and
- (n) Changing the nature of the Vauxhall gyratory system.

The next steps were continuing dialogue with partners, further work with TfL on technical aspects of the development, revision of the planning policy document, investigation into the development on Albert Embankment and identification of the Nine Elms Station site.

Councillor Reed emphasised the importance of the development of the Vauxhall area for Lambeth. He said that it was a one-time opportunity to create a thriving new district in the eastern end of VNEB in the same way that the development of the Power Station site is for Wandsworth in the west.

The recommendations in Papers Nos. SB12-05 and 12-06 were approved.

9. Community Engagement Working Group Update

Sue Foster introduced the report – Paper No. SB12-07 - which set out details of the expo held in November 2011 as part of the community engagement exercise. She reported that the feedback had been very positive from out of the 400-plus attendees over the two days and referred to the request in the report for funds of £7,500 for further expos to be met from S.106 and DIF monies.

The recommendations in Paper No. SB12-07 were approved.

10. Employment and Business Working Group Update

The Board considered the report – Paper No. SB12-08 – that detailed recent activity by the Group. Mike Brook informed the meeting that the DCLG had allocated £40 million to London for the Growing Places Fund. The following infrastructure projects were identified as being potentially eligible for funding:- (a) Energy Management Plan/ENVAC; (b) Stewarts Road environmental improvements; (c) Vauxhall Gyrotory; (d) Pedestrian and cycle bridge; (e) Construction support and training centre and (f) NLE TWAO. He also referred to the potential benefits if the proposal that the VNEB OA be designated as an Enterprise Zone is realised i.e. lower business rates, simplified planning procedures and superfast broadband.

Jeremy Castle asked when the decision on the bids would be made. Mike Brook said that proposals would be developed in February 2012. Sir Edward Lister reminded the Board that the Growing Places Fund was a revolving fund so partners needed to bear that in mind when developing projects.

The recommendations in Paper No. SB12-08 were approved.

11. Utilities And Wharves Working Group Update

Jeremy Castle introduced – Paper No. SB12-09 – on the Group's recent activity. He said that good progress had been made on the four key objectives:-

- (a) Energy Master Plan – (i) GLA and Wandsworth Council to consider funding required for the energy Masterplan estimated at £50,000 and report to next Strategy Board; and (ii) to consider s106 obligations to require connectivity to the district energy network.
- (b) ENVAC – Feasibility study to next Strategy Board.
- (c) Infrastructure Capacity – Working group to be formed.
- (d) Sustainability Charter – Charter to cover environmental management.

Paper No. SB12-08 was received as information.

At the conclusion of the reports of the Working Groups, Councillor Govindia expressed concern that a number of items included references to future funding commitments without prior notification. He said that in future he expects all funding sources to have been identified and any requests to fund holders to be made in advance of the meeting to ensure that they can be properly considered.

OTHER ITEMS

12. Constitution Amendment

Paper No. SB11-46 was agreed subject to the references to Deputy Chairman being replaced with Co-Chairman.

Action: Keith Trotter and Bill McCluskey.

13. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB12-11 was received as information.

14. Support and Delivery Team Update

Paper No. SB12-12 was received as information.

The Chairman thanked Sean Ellis, Matthew Evans-Pollard and Jeremy Castle for their participation in the recruitment exercise which led to the appointment of Helen Fisher.

The Chairman then paid tribute to the contribution to the Strategy Board of Giles Dolphin and Mike Brook, both of whom were retiring.

15. Dates of Meetings

The remaining dates for Strategy Board meetings in 2012 are:-

Friday, 30th March
Friday, 29th June
Friday, 21st September
Friday, 14th December

The meeting ended at 11.36 a.m.

Bill McCluskey
Board Secretary