

NINE ELMS-VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday, 28th October 2011 at 9.30 a.m., at City Hall (The Chamber – 2nd Floor), The Queen’s Walk, London SE1 2AA

PRESENT

Members of the Strategy Board: Sir Edward Lister and Mr Giles Dolphin (Greater London Authority); Councillor Steve Reed (Deputy 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 Matthew Townend (St James Group); Mr David Laycock (Ballymore Group); Mr Matthew Evans-Pollard and Ms Jan Lloyd (Covent Garden Market Authority); Mr Jeremy Castle (Treasury Holdings); and Mr David Lunts (Homes and Communities Agency).

Officers and observers: Mr Martin Scholar and Ms Claire O’Brien (Greater London Authority); Ms Sue Foster and Ms Sandra Roebuck (Lambeth Borough Council); Councillor Russell King (Wandsworth Borough Council); Mr Paul Martin, Mr Chris Jones (for Mr Roy Evans), Mr Mike Brook, Mr Steve Mayner, Mr John Stone, Mr Martin Howell, Mr Keith Trotter, Mr Joseph Baker and Mr Martin Newton (for Mr Bill McCluskey) (Board Secretary) (Wandsworth Borough Council); Mr Lee Campbell (TfL); Mr Keith Nethercot (Wendover Group); Ms Bridget Rosewell (Volterra); Mr Steve Walker (Arup); Mr Tom Ward (Banham); Mr Anthony Lee (BNP Paribas); and Mr Matt Taylor (for Tony Whitehead) (THUK)

1. Introductions and Apologies

The Chairman welcomed all attendees to the meeting.

Apologies for absence were received from Mr Sean Ellis (St. James Group); Mr Robert Tincknell and Mr Matthew Taylor (Treasury Holdings); Mr Jonathan Rawnsley (Sainsburys plc); Mr Jim Moore (National Grid); Mr Simon Wigzell (CLS); Mr Tony McDonald, Mr Roy Evans and Mr Bill McCluskey (Wandsworth Borough Council).

2. Declarations of Interest

No declarations of interest were made.

3. Minutes (23.6.11 and 15.7.11)

The draft minutes of the meetings of the Strategy Board held on 23rd June and 15th July 2011 – Paper Nos. SB11-42 and 43 – circulated with the

agenda, were approved as a correct record and were signed by the Chairman.

The Chairman drew attention to the Northern Line Extension (NLE) draft resolution, referred to on page 6 of the minutes of the 15.7.11 meeting, that had been agreed and noted by all.

4. Northern Line Extension Finance

Michele Dix updated the Board on NLE funding and financing – Paper No. SB11-44a. She said that no further work would currently be undertaken by KPMG on the solution for the NLE, with additional work to be completed when there is sufficient new information to warrant an update. It was noted that partners were in the process of responding to the Department of Communities and Local Government's (DCLG) Local Government Resource Review consultation on business rate reform, that the option 2 TIF was the preferred solution, and that the NLE would provide an ideal first pilot for this. The DCLG were expected to publish the reform Bill by the end of the year.

Councillor Reed made the point that the memo of understanding (MoU) referred to in recommendation 4 of Paper No. SB11-44a had not yet been discussed by Lambeth and Michele Dix said that further progress on the MoU was also dependent on a decision from Wandsworth regarding whether they required legal advice, as well as on the availability of funding.

The recommendations in Paper No. SB11-44a were then approved, subject to the above.

The Board then turned to Paper No. SB11-44b, and as part of the consideration of this they received a presentation from Bridget Rosewell of Volterra on the economic case for the NLE, based on the detailed report previously circulated with the agenda. The presentation drew specific attention to, among other matters, the background; scenarios; the wider economic impact; the move to more productive jobs; pure agglomeration; taxation; benefit distribution; and the next steps.

At the conclusion of the presentation, members proceeded to debate the issues further and Councillor Reed expressed concern at the estimated figure of 6% of the new jobs created going to local people (1,500 jobs, just over a quarter of the pool of available unemployed local people who would otherwise be unemployed), and it was noted that there could be scope for these estimates to increase. The Chairman emphasised the need to 'skill-up' local people to enable them to take up the job opportunities that would appear. Councillor Reed made the point that engagement with local employers was required and that there was the need to ensure that job targets for local people were 'ambitious'.

In response to a question from Paul Martin regarding agglomeration and the impact on growth outside the opportunity area, Bridget Rosewell confirmed

that as well as favourable outcomes within the opportunity area, benefits would be felt outside of this area as well.

Discussion continued and Michele Dix referred to the TfL analysis of the public consultation responses on route appraisal and the proposed Route 2 option that the Board had been invited to endorse. It was also noted that four sites for a Route 2 station in Nine Elms had been identified and work continued on each of these options.

The Chairman thanked Bridget Rosewell for her presentation

The recommendations in Paper No. SB11-44b were then approved.

The Board then considered Paper No. SB11-44c, the public affairs strategy update, and the recommendations in this report were approved.

5. Phasing and Investment Study

Members had before them the phasing and investment study update – Paper No. SB11-45 and, as part of their deliberations on this paper, received a presentation by Anthony Lee of BNP Paribas Real Estate based on the report previously circulated with the agenda. The presentation covered key assumptions; phasing scenarios based on landowners responses; sensitised phasing (smoothed delivery); sensitised phasing (smoothed with delays phasing); and sensitised phasing (pessimistic timing).

The contents of the presentation and report were noted and discussion ensued, during which Michele Dix asked that the BNPP and KPMG studies tally, particularly in relation to the phasing data being used which would impact on the Economic Benefits Study. Councillor Reed pointed out that Lambeth had not yet approved the DIFS, although the recommendation seemed to suggest that approval had been given, and it was also noted that the provision of affordable housing offsite (recommendation 3.4.1) was not Lambeth policy. With regard to the latter point, the Chairman said that it was accepted that each Borough would have its own view on affordable housing delivery and that Wandsworth intended to continue with its flexible approach to such provision.

The Chairman then thanked Anthony Lee for his presentation

The recommendations in Paper No. SB11-45 were then approved, subject to Councillor Reed's comments being noted.

6. Governance Arrangements

Councillor Reed introduced the report – Paper No. SB11-46 and explained that Lambeth's proposal was that paragraph 25 of the Governance arrangements and the terms of reference be amended and that the Leaders of Lambeth and Wandsworth be approved as co-chairmen of the Board – removing the requirement for a deputy-chairman – and that the actual

chairmanship rotate between the co-chairmen on an annual basis. He also referred to a drafting error in the paper in that Councillor Harrison was Lambeth's designated second nominee, not Councillor Haselden. The Chairman confirmed that he had no difficulties with the suggested alteration to the Governance arrangements.

In relation to the working group activities, Michele Dix stated that agreement needed to be reached regarding which group is delivering which workstream, in order to avoid overlap and duplication. It was also proposed that the Governance chart structure be amended to show this change. The Chairman said that the chart should reflect the approved arrangements, and provide certainty that unforeseen issues can be dealt with appropriately, and suggested that this be revisited should the need arise.

The recommendations in Paper No. SB11-46 were then approved, subject to further agreement between the Leaders in relation to the date when chair rotation would commence.

Action: Co-chairmen to agree the date for chairmanship rotation to commence.

7. Administration of DIFS Levy

The Board then considered the report by Paul Martin on administration of the DIFS levy – Paper No. SB11-47. Discussion ensued and the point was made that further reports on the outcome of the levy would be required to ensure 'transparency' of the process and to keep the Board informed of the level of funds available. The Chairman agreed that the submission of further reports would be appropriate. In response to a question from Jeremy Castle regarding future funding requirements, Paul Martin confirmed that it was not known at this stage how long the agreed £2.5m would meet the running costs and that this would be kept under review.

Sue Foster confirmed that a report on DIFS will be taken to Lambeth Council's January Cabinet.

The recommendations in Paper No. SB11-47 were then approved.

Action: Support and Delivery Team to provide update information to the Board on administration of the levy, as appropriate.

8. Employment and Skills Framework

Mike Brook then introduced the paper on the VNEB employment and skills framework – Paper No. SB11-48. Jan Lloyd, Employment and Business Working Group Chair, also commented on the contents of the report.

Councillor Reed informed members that Lambeth's cabinet had yet to consider the employment and skills framework and that this was scheduled for December. He raised the possibility of landowners' obligations going beyond

the established guidelines (including voluntary contributions and corporate social responsibility programmes) and Mike Brook confirmed that he was already aware of such discussions taking place on schemes.

The recommendations in Paper No. SB11-48 were then approved.

9. Opportunity Area Planning Framework Status

The Strategy Board then received a report from Giles Dolphin on the Opportunity Area Planning Framework (OAPF) Status – Paper No. SB11-49. Giles Dolphin confirmed that the aim was to publish the draft document by the end of December and that a public presentation may be possible around mid-January 2012 on the top floor of Market Towers. It was noted that the OAPF is not a statutory document, and did not require adoption, and Giles Dolphin stated that the success of the OAPF was that it had been accepted by all relevant partners.

The Chairman thanked Giles Dolphin for his report and informed members that this would be Mr. Dolphin's last meeting as he would be retiring shortly. On behalf of the Board, he wished Giles Dolphin a happy retirement.

The Board then received Paper No. SB11-49 as information.

10. Reports of the Working Groups

(i) Public Realm Working Group

The Chairman drew attention to the report – Paper No. SB11-50 – submitted by the Public Realm Working Group.

Discussion ensued and Councillor Reed thanked TfL for their joint working to date in relation to the Vauxhall Gyrotory system and the progress being made toward refreshing Lambeth's 'vision' for this area. During further debate it was suggested that it would be useful for the Board to have further information on the work undertaken by Buro Happold and Marks Barfield on the pedestrian bridge. The Chairman and Councillor Reed agreed with this suggestion.

The Board then received Paper No. SB11-50 as information.

Action: Support and Delivery Team to ensure the Board consider further information on this matter at the next meeting in January.

ii. Employment and Business Working Group

The Board were then informed by Jan Lloyd of the update by the Employment and Business Working Group - Paper No. SB11-51, and noted her comment regarding the need for greater focus on inward investment.

The Board then received Paper No. SB11-51 as information.

iii. Community Engagement

Sue Foster then introduced the update on Community Engagement – Paper No. SB11-52.

Discussion ensued and, in reply to a question from Councillor Cousins, it was confirmed that the VNEB Expo on 24th and 25th November would be held in the entrance area at Market Towers and open to all. It was noted that strong support from the Lambeth area was anticipated. Councillor Cousins put forward the view that it would be useful to have more information on anticipated numbers attending and prior agreement on what to measure in terms of 'outcomes' from the Expo for it to be of most value. Michele Dix also raised the question about measurement of success of an Expo. The Chairman stated that a record of who had attended and where they were from would also be very useful.

Councillor Reed said that Expos held in Lambeth town centres had been very well attended previously, routinely attracting several thousand people. He said that the last Community Forum held at the Lost Theatre had enjoyed a large turnout. With regard to success measurement, he said that a matrix needed to be in place to ensure information was gathered. Sue Foster confirmed that the Expo was seen as a 2-way process information exchange, where there would be the opportunity to look at a range of business opportunities.

Discussion continued and the Chairman drew attention to the need to progress the Nine Elms website. Paul Martin agreed that this was a priority task for the Support and Delivery Team.

The recommendations in Paper No. SB11-52 were then approved.

Action: (i) Sue Foster with regard to Expo outcomes and dissemination of relevant information; and (ii) Support and Delivery Team to progress matters relating to website.

iv Communications Working Group

Matthew Townend presented the update report on branding – Paper No. SB11-53. Members noted the recommendation from the landowners that the new name for Vauxhall, Nine Elms, Battersea should be 'Nine Elms – on the Southbank'.

Discussion ensued on this proposal and Councillor Reed put forward the view that 'South Bank West' would be a more appropriate name, better for marketing, that would be more acceptable to residents of Vauxhall than the landowners' proposal. Further debate then took place with contributions from the Chairman, Councillor Reed, Councillor Harrison, Councillor Cousins, Sir Edward Lister, Jeremy Castle and Matthew Townend.

The Board then agreed that the strap line 'on the South Bank' be approved and that further consideration be given to potential names by the Branding Workshop at their meeting on 10th November, prior to re-consideration by the Board at its next meeting in January 2012.

Action: Matthew Townend to ensure Branding Workshop gives further consideration to the name at their 10th November meeting with a report back to the Board in January 2012.

v. Utilities and Wharves Working Group

The report of the Utilities and Wharves Working Group – Paper No. SB11-54 was received as information.

vi. Transport Working Group

It was noted that there was no written report of the Transport Working Group

vii Housing and Social Infrastructure Working Group

The report of the Housing and Social Infrastructure Working Group - Paper No. SB11-56 was received as information. The revised terms of reference for the group was agreed.

11. Development Sites Planning Update

The Development Sites Planning Update - Paper No. SB11-57 was received as information.

12. Support and Delivery Team Update

Mike Brook confirmed the latest position regarding the appointment of the Director of the Support and Delivery Team. A strong field of candidates had been shortlisted, with interviews to be held in October and November.

The Chairman asked that a meeting take place between the new Director, Councillor Reed and himself once the appointment process was completed.

Action: Mike Brook to convene meeting following appointment of Director.

13. Dates of Meetings

The Strategy Board approved the following dates for meetings in 2012:-

Friday, 20th January
Friday, 30th March
Friday, 29th June
Friday, 21st September
Friday, 14th December

The meeting ended at 10.55 a.m.

Martin Newton for Bill McCluskey
Board Secretary