

**NINE ELMS VAUXHALL STRATEGY BOARD**

Minutes of the meeting held on Friday, 21st September 2012 at 9.30 a.m., at City Hall (Committee Room 2), The Queen's Walk, London SE1 2AA

**PRESENT**

Members of the Strategy Board: Sir Edward Lister and Ms Fiona Fletcher Smith (Greater London Authority); Councillor Steve Reed (Co-Chair – in the Chair) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Co-Chair) and Councillor James Cousins (Wandsworth Borough Council); Mr Alex Williams and Ms Michelle Dix (Transport for London); Mr Sean Ellis (St James' Group); Ms Jan Lloyd (Covent Garden Market Authority); Mr Philip Gullett (representing Battersea Power Station Development Company); Mr Jonathan Rawsley (Sainsbury's); Mr Jim Moore (National Grid) and Mr Steve Riddell (CIT Developments Ltd.)

Officers and observers: Mr Simon Murphy (Battersea Power Station Development Company) Mr Richard Tice (CLS Holdings); Mr Colin Wilson, Mr Stewart Murray and Mr Jeremy Skinner (Greater London Authority); Ms Carolyn Dwyer; Ms Sue Foster, Mr Andy Radice and Ms Sandra Roebuck (Lambeth Borough Council); Mr Chris Buss, Mr Nick Smales, Mr Steve Mayner, Ms Seema Manchanda, Mr Mark Hunter, Mr Chris Jones and Mr Bill McCluskey (Wandsworth Borough Council); Ms Helen Fisher, Mr Keith Trotter and Mr Joseph Baker (Nine Elms Delivery Team); Mr Julian Ware (Transport for London); and Mr Huw Morgan and Mr Richard Barclay (Camlins).

Apologies from Board Members: Apologies for absence were received from Mr Matthew Townend (St. James' Group) and Mr Rob Tincknell (Battersea Power Station Development Company)

1. Introductions

The Co-Chair welcomed all attendees to the meeting, in particular the representatives of the Battersea Power Station Development Company who had joined the Board following the purchase of the site.

2. Declarations of Interest

No declarations of interest were made.

3. Minutes (29.06.12)

The draft minutes of the meeting of the Strategy Board held on 29th June 2012 – Paper No. SB12-39 – circulated with the agenda, were approved as a correct record and were signed by the Co-Chair.

4. Programme Director's Update

Helen Fisher introduced the report - Paper No. SB12-40 - which set out the key achievements across the programme in the last three months and the likely progress in the next quarter. In terms of development the achievements included the completion of the sale of Battersea Power Station. There had also been progress on the construction of the Riverlight scheme, approval of Eastbury House by Lambeth Council and progression on enabling works at Embassy Gardens. Planning permission for the New Covent Garden Market had been obtained and negotiations on the S.106 agreement were being finalised. She also reported that the DCLG would not be calling in the planning permission granted for One Nine Elms and the detailed planning permission for the US Embassy had just been approved.

The progress expected in the next three months included the start of the Spring Mews development and the decommissioning of the Battersea Gas Holders. She flagged up the potential infrastructure difficulties that could arise from the Thames Tideway Tunnel scheme. It was anticipated that work would commence in the New Year on the US Embassy and Embassy Gardens projects.

In terms of marketing and inward investment she reported that there had been significant interest that had generated positive statements in the press. The Green Sky Thinking breakfast seminar on Integrating the City, focused on our approach to common infrastructure and sustainability had been successfully held earlier in the week. She reminded the Strategy Board of the forthcoming New London Architecture Conference on Nine Elms to be held on 26th October 2012. She also referred to the Knight Frank report on the projected 140% property price increase in the area as a result of the developments. However, the report also gave a “red light” warning on the projection because of potential congestion issues and uncertainty over the NLE and the partnership would be working on changing that designation.

She informed the meeting that an appointment had been made to the post of Strategic Project Manager within the Delivery Team and that the Team were due to relocate to their new offices in the Flower Market at New Covent Garden in October 2012.

In response to a question from Councillor Reed concerning any issues of particular concern, Helen Fisher referred back to the Thames Tideway Tunnel project. She considered that there could be a major issue with the removal of spoil from the tunnel sites as they would be adjacent to development sites in the area that would also be carrying out similar works. She said that the concern was that the existing road and river system would not have sufficient capacity to cope. Alex Williams said that TfL was carrying out a review of the use of barges for this project and would be happy to share the results with the affected boroughs.

Councillor Govindia suggested that Royal Mail should be asked to clarify their intentions on the disposal of their site. Helen Fisher reported that she had recently met with Royal Mail on an informal basis and they were currently looking at enabling works and legal issues in relation to the disposal of the

site. They were in the process of drafting a disposals options paper for the site but this was unlikely to be available until next summer. It was agreed that Helen Fisher would seek a formal response from Royal Mail and report back to a future meeting of the Strategy Board.

**Action:** Helen Fisher

Paper No. SB12-40 was received as information.

#### 5. Performance Management Framework

Keith Trotter introduced the report – Paper No. SB12-41 – and the attached Priorities Action Plan for the 2nd quarter of 2012/13. He said that this was the first attempt to capture this information since the adoption of the Business Plan at the Strategy Board in June 2012. He explained that the Action Plan used a Red, Amber and Green system to denote the progress of a scheme with Red being the areas of most concern through to Green being on time and to budget. There are 188 actions contained in the Business Plan for 2013/13 and 126 of these are scheduled to be completed by the end of September 2012. The appendix to Paper No. SB-41 contained the 50 priority actions and the Board was being asked to approve revised timescales and actions where flagged. He then invited the Board members to comment on the format of the report.

Councillor Govindia suggested that it might be preferable to highlight only the exceptions i.e. the schemes that were not meeting deadlines or impacting on other areas of the Plan. Michele Dix questioned this approach as only the red actions would be reported and they could be milestones in an overall scheme that may be otherwise on target. At Sean Ellis' suggestion it was agreed that that the original deadlines for actions should be retained, as well as the revised deadlines, in order to highlight any slippage on a scheme.

**Action:** Keith Trotter

The recommendations in Paper No. SB12-41 were approved.

#### 6. Progress Report on the Northern Line Extension

The Board received an update from Michele Dix – Paper No. SB12-42 – on progress on the NLE. She explained that the report was in two parts. The first part concerned the technical work to meet the April 2013 deadline for the application for the TWAO. She reported that following a review, the proposed alignment of the Line had been confirmed and corresponded largely to the original option. Work continues on the siting of both the temporary and permanent shafts, in particular, the possibility of removing the proposed intermediary shaft in the Claylands Green area. With regard to the siting of stations she said discussions were taking place with the landowners at the proposed Nine Elms Station at Wandsworth Road and that TfL would be speaking to the new owners of Battersea Power Station concerning the proposed station at that site.

The second part of the report dealt with the funding issue and she reported that KMPG had carried out further work on financial feasibility. They had concluded that the project was still deliverable but she stressed the importance of the funding from the proposed Enterprise Zone and the timing of the various funding streams.

Councillor Reed pointed out that Lambeth Council would not agree the DIFS monies until January 2013. Whilst he did not want to delay the community infrastructure initiatives he considered that the end of November 2012 looked optimistic for agreeing the funding streams. He asked if the Government had been involved in discussions on the funding issue. Michele Dix said that TfL were in discussions with HM Treasury but it was important to agree what was being asked for in order to get the best reception possible. In terms of infrastructure projects there was a need to identify what was essential rather than initiatives that might look good. As an example TfL would be looking at enhancing existing bus routes as a first stage before any new routes are introduced.

Richard Tice said he understood that the KPMG report had not included some major sites. He said that it was important for the Enterprise Zone to be as wide as possible and it should be borne in mind that a number of sites will come forward before Battersea Power Station.

Paper No. SB-42 was received as information

## 7. Linear Park Presentation

The Board received a presentation by Mark Hunter and Huw Morgan of Camlins – Paper No. SB12-43 - on the programme for the proposed Linear Park.

He explained that the Linear Park would link into the Mayor's Green Strategy for London. It would be created in a number of stages, the first being the clearance of the Ballymore site and the construction of their Marketing Suite which was now in place. There would be a further seven stages as the various sites are developed. It was anticipated that the park would be completed by 2027/2028. A potential difficulty is that sites may be sold off in parcels and it might result in a complex ownership issue. He said that there had to be an organisational tool that ensures that all plots adhere to three common threads i.e. park, infrastructure and culture. An essential element to the construction of the Park will be the universal service duct that will provide utility services for all sites whilst ensuring adequate space for construction to take place. He also highlighted the necessity for the Nine Elms area to have a common design theme.

On the last point Sean Ellis suggested that a design code for the area should be established as a priority. He said that Riverlight could set the tone as it would be the first of the developments and also had a large river frontage. He considered that it was important to involve the landowners at an early stage. Mark Hunter reported that an informal group had already met to discuss how to bring forward a common approach to the materials to be used, street

furniture etc. He said that a “patchwork quilt” of different developments must be avoided. Philip Gullett added that this issue was being addressed at the Public Realm Working Group. The subject of design language for the whole Nine Elms area would be a theme at the Expo in November 2012.

Councillor Reed thanked Huw Morgan for his presentation.

The recommendations in Paper No. SB12-43 were approved.

#### 8. Vauxhall SPD Update

The Board received an update from Sandra Roebuck – Paper No. SB12-44 – on the Vauxhall SPD. She reported that Lambeth Council’s Cabinet had approved the draft SPD for consultation which would commence shortly. It was anticipated that final approval would be obtained in January 2013. The Cabinet also approved the Nine Elms Vauxhall Business Plan and consultation on the Community Infrastructure Levy.

Councillor Harrison stated that transforming the gyratory was as important to Lambeth Council as the NLE was to Wandsworth. He thanked TfL for the work that the team had done to listen and secure resolution to a number of local issues.

Sandra Roebuck noted that the Council had prepared a refresh of the parks masterplans as part of the Vauxhall Supplementary Planning Document.

Paper No. SB-44 was received as information

#### 9. Utility and Capacity and Design Study

Philip Gullett introduced the report - Paper No. SB12-45 - which sets out the first stage of the utility capacity study, the proposed next steps and seeks approval to the proposed funding arrangements.

The initial stage of the exercise had seen the consultants, Hoare Lee, collate the projected utilities requirements for the developments in the Nine Elms Vauxhall area. This stage had been approved by the landowners and it was now proposed to work in a collaborative way to develop a utility infrastructure strategy for the area. The report also sought approval of expenditure of £105,000 for utility operator design costs to be met from the pre-development fees budget established as part of the Business Plan. This money will be reimbursed by the landowners at a later stage.

Councillor Reed said that discussions had been held with Westminster City Council concerning plans by BT to install large utility boxes which would also have advertising space. Sean Ellis said that it was important to ensure that reinstatement works carried out by the public utility companies following excavations by them were carried out properly. He said that there should be a requirement for them to reinstate to the standard that was there before the works using the appropriate materials.

The recommendations in Paper No. SB12-45 were approved.

10. Affordable Housing Update

On – Paper No. SB12-46 – Chris Jones reported on the construction and planning approvals that had been obtained. He highlighted the high take-up of affordable housing on the St. George's Wharf scheme. He outlined some of the challenges facing the Affordable Housing Programme which is based on a four year cycle whereas development plans are on a longer scale. He also referred to the issue of identifying off-site payments. Councillor Govindia pointed out that the GLA would be seeking the appropriate share of the Government's strategic funding assessment for the Nine Elms Vauxhall area.

Paper No. SB-46 was received as information

11. MIPIM 2013

On – Paper No. SB12-47 – Keith Trotter reported that it was proposed to participate in MIPIM 2013 to build on the work carried out at this event in previous years in promoting Nine Elms on the South Bank internationally as the largest single future provider of jobs and homes in the UK.

In order to meet the estimated costs of £26,000 to participate in the event, including the costs of updating the model, it is proposed to offer two levels of sponsorship package, Main Sponsor and Associate Sponsor. It was anticipated that 5 sponsors would be needed and 1 had already been secured.

The recommendations in Paper No. SB12-47 were approved.

**Action:** Keith Trotter

12. Renewal of Board Membership

On – Paper No. SB12-48 – Helen Fisher reported that, in accordance with the Strategy Board's governance arrangements, the membership of the Board's membership was due for renewal at this meeting.

She said that no changes were being recommended to the overall size and balance of the Board. However, in order to ensure that the various constituencies that make up the membership of the Board are fully represented at meetings it was being recommended that each constituency appoint an alternate who can represent them should a Board member not be available. The membership of the Board will be ratified at its meeting in December 2012.

The recommendations in Paper No. SB12-48 were approved.

**Action:** Helen Fisher

## REPORTS OF THE WORKING GROUPS

### 13. Communications Working Group Update

On – Paper No. SB12-49- Helen Fisher, deputising for Matthew Townend, informed the Strategy Board that the contract with Carmargue had been extended for 3 months.

Paper No. SB12-49 was received as information.

### 14. Community Engagement Working Group Update

Sandra Roebuck introduced – Paper No. SB12-50 – on the Group's recent activity. She reported that a further Expo would be held in November 2012.

Paper No. SB12-50 was received as information.

### 15. Employment and Business Working Group Update

On – Paper No. SB12-51 – Jan Lloyd informed the Strategy Board that the Employment Training and Business Charter had been officially signed by both council Leaders at an event with landowners and apprentices.

Paper No. SB12-51 was received as information.

### 16. Housing and Social Infrastructure Working Group Update

Chris Jones introduced – Paper No. SB12-52 – on the Group's recent activity. He reported that the report by BNP Paribas on the Phasing Study had been put back in order to fit in with the timescales relating to the NLE work and would be submitted to the Strategy Board meeting in June 2013.

Paper No. SB12-52 was received as information.

### 17. Public Realm Working Group Update

On – Paper No. SB12-53 – Carolyn Dwyer informed the meeting that following the result of the selection process, the appointed consultant to carry out the Cultural Master Plan and Mapping commission would attend the Strategy Board meeting in December 2012.

Paper No. SB12-53 was received as information.

### 18. Transport Management Working Group Update

On – Paper No. SB12-54 – Michele Dix reported that the options identified in the feasibility study of the pedestrian/cycle bridge would be reported to the Strategy Board meeting in December 2012.

Paper No. SB12-54 was received as information.

19. Utilities and Wharves Working Group Update

The report of the Working Group – Paper No. SB12-55 – was received as information.

OTHER ITEMS

20. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB12-56 was received as information.

21. Dates of Meetings

(a) The remaining Strategy Board meeting in 2012 will take place on 14th December; and

(b) The following dates for Strategy Board meetings in 2013 were agreed:-

8th March 2013  
28th June 2013  
27th September 2013  
13th December 2013

and will take place at 9.30.a.m. in Committee Room 5, City Hall unless noted otherwise

The meeting ended at 10.45 a.m.

Bill McCluskey  
Board Secretary