

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday, 7th March 2014 at 9.30 a.m., at City Hall (Committee Room 3), The Queen's Walk, London SE1 2AA

PRESENT

Members of the Strategy Board: Ms Fiona Fletcher Smith (Greater London Authority); Councillor Lib Peck (Co-Chair) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Co-Chair – in the Chair) and Councillor James Cousins (Wandsworth Borough Council); Mr Alex Williams (Transport for London); Ms Jan Lloyd (Covent Garden Market Authority); Mr Jonathan Rawnsley (Sainsbury's); and Mr Tim Seddon (St. Modwens).

Officers and observers: Mr Gerard Burgess (GLA); Ms Sue Foster, Ms Carolyn Dwyer and Ms Sandra Roebuck (Lambeth Borough Council); Mr Paul Martin, Ms Seema Manchanda, Mr Steve Diamond, Mr Chris Jones, Ms Susie Gray and Mr Bill McCluskey (Wandsworth Borough Council), Ms Helen Fisher, Mr Keith Trotter, Mr Jamie Eagles, Ms Samantha Campbell and Mr Joseph Baker (Nine Elms Delivery Team), Mr Phil De Montmorency (Joint Coordination Unit), Mr Tom Burton-Page (Transport for London); Mr Robin Hughes (Network Rail); Ms Sarah Banham and Mr Gordon Adams (Battersea Power Station Development Company); Mr Tristan Stout (Ballymore); Mr Nick Sumption (Thames Tideway Tunnel); Ms Rachel Broughton (CLS Holdings); Mr Shane Lincoln (Dalian Wanda); and Mr Tim Cribbens (Mace).

Apologies: Apologies for absence from Strategy Board members and alternates were received from Sir Edward Lister and Mr Stewart Murray (Greater London Authority); Ms Michele Dix (Transport for London); Mr Peter Halpenny (Ballymore Group); Mr Rob Tincknell (Battersea Power Station Development Company); Mr Jim Moore (National Grid); and Mr Keith Nethercott (Wendover).

1. Introductions

The Co-Chair welcomed all attendees to the meeting. He informed the meeting that Richard Tice had stepped down from CLS holdings and would be replaced on the Strategy Board by Simon Wigzell. He thanked Richard Tice for his contribution to the Strategy Board and wished him well for the future. Councillor Peck informed the Board that Councillor Harrison would not be standing for re-election at the local Council elections in May and that this would be his last meeting. The Board thanked Councillor Harrison for his input and also wished him well for the future. Councillor Govindia informed the meeting that Seema Manchanda was leaving Wandsworth Council and he thanked her for her contribution to the work of the Board. Phil De Montmerency, newly appointed Joint Coordination Unit Manager, was also introduced.

2. Declarations of Interest

No declarations of interest were made.

3. Minutes (13.12.13)

The draft minutes of the meeting of the Strategy Board held on 13th December 2013 – Paper No. SB14-01 – circulated with the agenda, were approved as a correct record and were signed by the Co-Chair.

Matters Arising

- (a) Helen Fisher said that GVA had been appointed to carry out the analysis of various issues concerning the business district at Nine Elms. The results of the analyses will be reported to the meeting of the Strategy Board in June 2014.

Action: Helen Fisher

- (b) Councillor Govindia said that there needed to be better co-operation between the developers and other agencies to avoid situations like the hoardings at St George Tower that had blocked off the pavements. This would become more important as new residents arrive in the area.
- (c) Councillor Govindia said that Wandsworth had agreed a figure of 15% of the CIL monies for neighbourhood funding. Councillor Peck said that Lambeth had agreed a figure of 25% but had not yet finalised how this will be allocated.
- (d) Alex Williams confirmed, as had been outlined at the previous Strategy Board meeting, that following the completion of the feasibility study for the pedestrian/cycle bridge, focus would now turn to the next steps, such as a design competition.

4. Programme Director's Update

Helen Fisher introduced the report - Paper No. SB14-02 - which set out the key achievements across the programme in the last three months and the likely progress in the next quarter.

A particularly welcome development had been the recommendation by TfL to include the two proposed NLE stations in Zone 1. There had also been good progress in connection with the Utilities Master Plan with Battersea Power Station Development Co, TfL, TTT and both Councils combining to appoint Arups for a three-year period to assist in utilities co-ordination. Their initial focus will be on the provision of the electrical infrastructure, particularly the primary sub-station. Complementing this step forward is the setting-up of a special purpose vehicle (Nine Elms Vauxhall Regeneration Company) by a number of developers to allow them to approach utilities companies as a single legal entity ensuring the entirety of our utility requirements are considered.

As reported at recent meetings there has also been a greater focus on the increasing role of arts and culture in the area. A separate report setting out the

draft action plan would be considered later in the meeting. However, the ability to deliver the proposed programme is being constrained by a lack of funding and other fundraising options need to be considered..

The Business District Commission has been tendered and a consultant selected following interviews on 27th February 2014. As reported at the previous Strategy Board a budget of £15,000 has been set aside from the DIFs Administration budget and additional contributions have been agreed from Lambeth Council and Vauxhall One (£15,000 and £5,000) respectively. The work is now scheduled to commence in March and report back to June's Strategy Board.

The Business Plan had been approved by Wandsworth Council and was to be submitted to Lambeth Council in April 2014. She reported that Nine Elms on the South Bank would be represented at MIPIM in March 2014.

30 schemes are now in pre-development, planning approval and construction stages including Keybridge House and Battersea Crest both recently granted permission, Christies and Bondway. There are 11 active construction schemes in progress.

There is a slight underspend on the DIFs budget for 2013/14. However, much of this underspend has now been committed to budget and spend in 2014/15.

The Board noted the content of Paper No. 14-02 including the contributions from the Meanwhile Uses budget that have been made to facilitate Chelsea Fringe and the Mayor's Thames Festival arts commission.

5. Performance Management Framework (PMF)

Keith Trotter introduced – Paper No. SR14-03 – which covered the period of the fourth quarter of the Nine Elms Vauxhall Partnership Business Plan 2013/14.

He then gave details of the red rated schemes. He said that the overall number of these schemes was the same as the previous quarter. One of the projects moving out of the red was Construction Logics following the decision of the Strategy Board to realign the targets.

The red-rated priority projects in this quarter are:-

- Planning the delivery of local services and social infrastructure – Due to the delay in the availability of detailed Census information the revision of school place and health provision requirements has been moved to September 2014;
- Public Realm Design Strategy – The action to agree phasing and commuted sums is expected to be delivered by May 2014.

On the partnership snapshot Keith Trotter said now that the JCU Manager was in post the employment outputs would be re-examined. He said that a

report on this issue with a more thorough analysis would be submitted to the next Strategy Board meeting.

Action: Keith Trotter/Phil De Montmorency

Councillor Peck welcomed the continued inclusion of the table under the snapshot heading. However, she considered that by restricting the statistics to just two quarters it did not give the full picture. She asked if they could be expanded in future reports. Councillor Harrison supported that point and said that by restricting the statistics in that way it could give an unfavourable view that was not accurate. Helen Fisher said that discussions would be held with both Boroughs on how the statistics are presented. Councillor Govindia said that both Boroughs need the statistics in relation to their area. He also considered that any additional information provided would need to be relevant to the Strategy Board.

Action: Keith Trotter

Sandra Roebuck said that the timetable for the public realm studies was too short and requested this be expanded beyond May. She considered that more time was needed for wider engagement on the design proposals when they were available.

Action: Jamie Eagles

Paper No. SB14-03 was received as information; the revised actions were agreed; the ten Outputs noted; and the review of second-half 2014/15 actions will take place before the Strategy Board meeting in September 2014.

6. Community Engagement

Helen Fisher introduced – Paper No. SB14-04 – on the review of the Partnership’s Community Engagement Statement.

Fluid were appointed to carry out the review and their findings were set out in the appendix to the report. The review recognised that Nine Elms and Vauxhall are large areas and there are issues regarding the different approach and aspirations of the two Boroughs towards community engagement. The review identified four main themes, agreed by the stakeholders, that should guide future thinking as follows:-

- **Identity** - What part can local communities play in shaping the identity of the area that will build on the heritage that already exists?
- **Integrating old and new** - In what ways can existing and new communities integrate and what opportunities are provided by existing and new community amenities such as schools or parks?
- **Place shaping** - What physical or design elements of the Nine Elms and Vauxhall development can be influenced by the local community and what’s the best way to achieve this?

- **Community benefit strategy** - What social, economic and physical benefits do local people want to get from the development and what can be provided?

There was also agreement on the big issues likely to be of most interest to local stakeholders and therefore provide the best opportunity to support community engagement over the coming years :-

- Jobs, education and supply chain work
- Development of the two Town Centres (Battersea Power Station and Vauxhall CrossLinear Park and public realm
- Northern line extension
- Impacts of construction

Councillor Peck referred to the comments in the report concerning the difference in approach of the two Boroughs. She said that whilst a joint strategy was not in place, there were many common issues. Helen Fisher said that the five “big ticket” issues mentioned above had been selected as they affected all communities and had come up in previous consultation events as being vital local issues.

Alex Williams referred to the upcoming NLE Community Liaison Group and asked how the proposed approach will fit with this structure (a) if it would be covering all of the “big ticket items; (b) who would be on the Group; and (c) whether a register of liaison meetings should be maintained. Helen Fisher said that the existing Communications and Community Engagement Working Group would take this forward and it was considered that the Group could add value to all of the “big ticket” issues with their own distinct communications strategies. The Working Group is comprised of Board Members.

On the point concerning individual liaison meetings between the various stakeholders and local communities it was asked how the feedback from these meetings was passed to the Delivery Team. Helen Fisher explained that the CCEWG is a monthly meeting and the information is shared with the group.

A number of Members commented on the importance of having a reliable mechanism whereby information on these meetings is passed to the Delivery Team so that it can then be disseminated, possibly by inclusion in progress reports to the Strategy Board. Helen Fisher said that they would be seeking a commitment from stakeholders to provide this information. She suggested that the information could be displayed on the website community page.

The Board noted the contents of Paper No. SB14-04 and endorsed the role of the CCEWG in inputting into the communications and community engagement aspects of the major projects.

7. Cultural Strategy

Carolyn Dwyer, Chair of the Public Realm Working Group, introduced – Paper No. SB14-05 - on progress on the Cultural Strategy.

She introduced Susie Gray, Wandsworth Council's Arts Partnership Manager who is also working part-time as the Cultural Development Co-Ordinator for Nine Elms on the South Bank. She thanked her on behalf of the Board for her significant contribution to the creation of the Strategy.

She then updated the Board on developments about the Strategy referring to the broad definition of culture including arts, heritage, food, green spaces, architecture and internationalism. The main focus had been on building on the world class offer at South Bank and extending this along the river to Nine Elms.

She referred to the events that had taken place in 2013 and then gave details of an expanded programme focussed around our involvement in five festivals to be held in 2014 as follows:-

- Thames Festival
- Chelsea Fringe
- Open House
- London Festival of Architecture
- The Big Draw

Other proposed events include:-

- In conjunction with the Dutch Cultural Attache, a commission from a contemporary Dutch artist Florentijn Hofman to be moored in the Thames
- Vauxhall Island Site - Pop Up Tree Nursery and Barcham Trees for Chelsea Fringe and London Tree Week.
- Glass House Walk - Rail arch regeneration with light installations by Base Architects and CLS Developments now installed.
- Possible Chelsea Show Garden by RHS Young Designer of the Year - Hugo Bugg - featuring sustainable rainwater harvesting features - to be planted out into a site on Vauxhall Pleasure Gardens at the start of the Missing Link Trail
- Possible Green Sculpture Garden, next to the Damien Hirst and Beaconsfield Galleries on Newport Street for the Chelsea Fringe.

Carolyn Dwyer said that, in conjunction with the Delivery Team, the Public Realm Working Group would be reviewing the governance arrangements to ensure that they remain fit for purpose. A longer term question that needed to be addressed was how to maximise community involvement in cultural schemes. There was also a need to identify future funding strategies for the key themes. She thanked all those who had contributed to the creation of the Strategy, in particular the assistance that had been received from Vauxhall One.

Action: Carolyn Dwyer

Councillor Govindia said that there would be a presentation at the next Strategy Board meeting on the proposals for the railway arches at Vauxhall from Network Rail.

The Board noted the contents of Paper No. SB14-05 and endorsed the Cultural Strategy Action Plan.

8. Skills Forecasting Update

Jan Lloyd introduced the report - Paper No. SB14-06 - which asked the Board to note the conclusions from the analysis carried out by Mace on skills forecasting for the area.

She introduced Phil De Montmorency to the Board who had been appointed as the new JCU Manager. She said the main tasks were identifying what jobs are being created and ensuring that residents are job-ready to take advantage of them.

Tim Cribbens of Mace then gave a presentation to the Board on the outcome of their skills forecasting exercise. He said that the construction workforce peak would be 8,500 in 2016, the same as that employed on the Olympic Park. Either side of the peak the workforce would be around 5,000 for several years. There are 25 projects taking place in a non-stop 10-year construction phase. He said that the graphs he was presenting were a snapshot at the time they were created and projections would change.

He highlighted the top ten projects including New Covent Garden Market and the huge development at Battersea Power Station. He then focussed on the top ten trades that would be required and he highlighted the need for Civil Engineers for instance. He said that colleges and other further education establishments should be ensuring that their students were aiming for qualifications that would enable them to move into these areas of employment. He then gave details of peak periods for the various trades with plumbing and ventilation required in the early phases and bricklayers and roofers required during the later phases. Their forecasts showed that there would be an insufficient workforce to meet these peaks and this will have to be addressed either through workers coming into the area or increased measures such as apprenticeships, where the JCU will play a leading role.

Phil De Montmorency said that the JCU would be challenging the developers and the training providers to create the apprenticeships to meet the skills shortfall that had been forecast. He said that following his own appointment it was important that the other vacant posts in the JCU team are filled.

Jan Lloyd pointed out that there was considerable financial pressure on further education establishments that will be expected provide the training that will be required. Councillor Govindia asked if the New Homes Bonus monies that will be paid by the Boroughs to the GLA to be used for the LEP could be used for this purpose. Fiona Fletcher Smith pointed out that the funding raised by this method was relatively small in comparison with the contributions that

they hoped to attract from European funding and the Skills Funding Agency (SFA). She considered that the SFA would be receptive to this issue. Sandra Roebuck said that the process of gearing up for these apprenticeships is time critical and the staffing issue at the JCU must be expedited.

The recommendations in Paper No. SB14-06 were noted including that the Training Partnership be the vehicle to develop strategies to shape existing provision and develop funding bids.

9. Linear Park

Seema Manchanda introduced the report - Paper No. SB14-07 – on the proposed management arrangements for the linear park.

She reported that the park would comprise a 5 hectare site with three principle land ownerships i.e. Ballymore's Embassy Gardens, VINCI St Modwen's CGMA sites and Royal Mail Group's Nine Elms Parkside. However, the planning permissions for these sites did not contain detailed provisions for the management arrangements for the park. The Section 106 arrangements for these sites envisaged a cascade concept whereby a number of options would be considered with a joint solution in place by April 2016.

The three options considered were:-

- (a) Establishment of a single Special Purpose Vehicle to operate wider park management;
- (b) Appointment and retention of a single managing agent to operate wider park management; and
- (c) Formation of an overarching committee/board.

It became clear that this issue would need to be resolved earlier than anticipated in order to clarify the position on selling properties whose owners would then be responsible for paying the service charges to maintain the park. The Landowners have put forward a practical solution, which is a variation of (a) and (b) above. The creation of the management company will be led by Ballymore in consultation with Royal Mail Group and VINCI St. Modwen. Dalian Wanda will be invited to join the management structure and other developers will be invited to consider whether they wish to be party to the governance structure.

In response to questions she accepted that there would be challenges in agreeing a service charge structure regime, apportionment of costs and event management insurance.

The proposed arrangements set out in the report - Paper No. SB14-07 – were noted and endorsed by the Board.

10. London Plan Update

Gerard Burgess of the GLA introduced the report - Paper No. SB14-08 – on further alterations to the London Plan (FALP).

He said that the proposed alterations were currently out to consultation. The key driver for the alterations was to develop a “London Expression” of the National Planning Policy Framework. They were also needed to reflect the changes in London’s demography which have been revealed by the 2011 Census. An example of this is population growth which increased by 83,000 pa as opposed to the 51,000 pa contained in the existing plan.

There were 5 new planned Opportunity Areas – Bromley, Canada Water, Harrow & Wealdstone, Old Kent Road and Old Oak Common. In addition, Stratford was to be designated a Metropolitan Centre. Other figures that need to be updated are the housing requirements where between 49,000 and 62,000 units per annum were required. On the economy the Plan calls for monitoring of the impact of permitted development rights for offices and also the protection of smaller office units. With regard to the retail sector the plan needs to take account of changes in consumer expenditure. There had been a growth in the number of convenience food outlets but other parts of the retail sector had been affected by internet sales.

The most significant change ofr Nine Elms & Vauxhall is the increase in the target number of homes to 20,000. Councillor Govindia said that both Boroughs would respond individually to the consultation exercise. He asked if there had been any change to industrial locations in the area. Gerard Burgess said that the Stewarts Road industrial area was identified in the Plan.

The contents of - Paper No. SB14-07 – were noted.

11. Working Groups Chairs’ Updates

On – Paper No. SB14-09 – Councillor Govindia informed the Board that he and Councillor Peck would be meeting with the Chairs of the Working Groups to discuss what had been achieved and the work still to be undertaken.

Jamie Eagles said that on the District Heating Scheme there was concern at the delay in concluding the commercialisation phase. A meeting is to be held with the GLA and other stakeholders to address this issue. Good progress had been achieved on the proposal to create a heat network scheme in the Embassy Quarter involving Ballymore, Bellway, Dalian Wanda and the US Embassy, the last of whom would be supplying the plant infrastructure.

The report – Paper No. SB14-09 was received as information.

12. Public Inquiries Verbal Update

Seema Manchanda said that the requested extension of time for representations on the Thames Tideway Tunnel had been rejected by the Secretary of State. Submissions have to be made by 11th March 2014.

Alex Williams said that the NLE Inquiry had completed on time and an announcement is expected to be made in the summer of 2014.

13. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB14-11 was received as information.

14. Dates of Meetings

The following dates for Strategy Board meetings in 2014 were noted:-

20th June 2014
26th September 2014
12th December 2014

The meeting ended at 10.45 a.m.

Bill McCluskey
Board Secretary