

## **NINE ELMS VAUXHALL STRATEGY BOARD**

Minutes of the meeting held on Friday, 25<sup>th</sup> September 2015 at 9.30 a.m., at City Hall (Committee Room 3), The Queen's Walk, London SE1 2AA

### **PRESENT**

Members of the Strategy Board: Councillor Ravi Govindia (Co-Chair – in the Chair) and Councillor Sarah McDermott (Wandsworth Borough Council); Councillor Lib Peck (Co-Chair) and Councillor David Amos (Lambeth Borough Council); Sir Edward Lister and Fiona Fletcher Smith (GLA); Simon Wigzell (CLS Holdings); Alex Williams (Transport for London); Sean Ellis (St James' Group); and Tim Seddon (St. Modwens).

Officers and observers: Tristan Stout (Ballymore Group); Martin Greenhalf (Dico property); Gordon Adams (Battersea Power Station Development Company); Samantha Wells (Greater London Authority); Sean Harriss, Sue Foster and Sandra Roebuck (Lambeth Borough Council); Chris Jones, Susie Gray, Nick Smales, Mark Hunter and Jade Murrell (Wandsworth Borough Council), Helen Fisher, Keith Trotter, Samantha Campbell, Jamie Eagles, Anne Mullins and Katharine Yexley (Nine Elms Delivery Team); Jon Kirkup, Shannon Rice (Transport for London); Robin Hughes (Network Rail), Janet Greenwood (Thames Tideway Tunnel); Matthew Loughlin (Bellway K2 Construction); Aseem Sheikh (Vauxhall One); Michelle Dawson and Jonathan Ainsley (Battersea Power Station Development Company) and Hilary Skinner (Westminster City Council).

Apologies: Apologies for absence from Strategy Board members and alternates were received from Councillor Steffi Sutters (Wandsworth Borough Council); Jan Lloyd (Covent Garden Authority); Peter Halpenny (Ballymore Group); Rob Tincknell (Battersea Power Station Development Company); David Hughes (Transport for London) and Stewart Murray (GLA).

### 1. Introductions

The Co-Chair, Councillor Govindia, welcomed all to the meeting and explained that it would be the last meeting with Helen Fisher, Nine Elms Programme Director. He thanked Helen for her remarkable work, highlighting her drive, energy and focus to deliver consistently, with a detailed leadership provided at all levels.

The Co-Chair, Councillor Peck, Sean Ellis and Sir Edward Lister also thanked Helen on behalf of the board for her successful and ground breaking work.

### 2. Declarations of Interest

No declarations of interest were made.

### 3. Minutes (19.06.15)

The draft minutes of the meeting of the Strategy Board held on 19th June 2015 – Paper No. SB15-27– 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 her report – Paper No. SB15-15 which set out the key achievements across the programme in the last three months and the following points were highlighted:-

The Nine Elms Pimlico Bridge Design competition has proved enormously successful with huge international interest and the website had received two million hits. However, significant concerns remained in Westminster. Competitive dialogue was ongoing but it was expected that the winning team would be announced by November and Wandsworth would then decide on the next steps.

The Partnership's future attendance and representation at MIPIM was raised and members were asked for their views on this considering sponsorship would have to be met from developers and partners. It was agreed that a more detailed discussion on this would take place outside of the Board. KT stressed that a decision would need to be reached by November at the latest.

Action: KT to raise the matter of attendance and sponsorship of MIPIM with partners.

It was agreed that this year's business plan would contain a shorter narrative and retain the vision, objectives and priority projects as previously.

The Executive Committee had requested a summary of all current projects identified in the capital programme (DIFs), which had been attached for information.

The Co-Chair Councillor Peck commented on the positive work with engaging schools and Councillor McDermott asked if this could be taken further afield into more schools. It was agreed that this would be looked into.

Action: Boroughs to consider wider schools engagement.

Future Strategy Board dates for 2016 were also agreed.

#### 5. Performance Management Framework

Keith Trotter introduced – Paper No. SB15-29 – which covered the period up to the end of September 2015 (Q2) and the following actions flagged as red or in danger of slippage were highlighted:

Maximising employment opportunities – the boroughs will now report on an agreed end-use jobs protocol in December and the planned expo with schools had been put back to February where it would fit more naturally into the academic year.

Phasing Study – a further plea was made to landowners and developers to provide phasing information as soon as possible to avoid losing ground on this vital piece of work for the partnership.

Linear Park – a resolution was expected shortly. Councillor Govindia highlighted that the same status had been reported previously and requested that both Co-Chairs now receive a step by step update as progress is made.

Strategic Links – Procurement approval had now been given for the delayed Thames River Path (Phase 1) and progress on implementation should now be made.

Nine Elms Lane / Battersea Park Road – Progress on designs were ongoing. Sir Edward Lister said that this work was vitally important given the road's role as a gateway to the area. Previously TfL had presented to the Board on this but had focused on materials. It was agreed that an update presentation be brought to a future Board meeting.

Action: TfL to present at a future Strategy Board on progress.

Battersea Park Station – funding, timing and overspend risks were highlighted but progress had been made in the design work.

The PMF report was endorsed, the revised actions and outputs noted.

## 6. Governance Review

Helen Fisher introduced – Paper No. SB15-30 which outlined the outcomes of the governance review carried out earlier in the year.

Included in the membership of the Strategy Board were three places allocated to representatives from organisations with a local stake. The Executive Committee recommended that the following be allocated to these places:

- Aseem Sheikh – Vauxhall One Board member
- Professor Juan Cruz – Dean of Fine Art (Royal College of Art)
- Pam Alexander – Chair of Covent Garden Market Authority, Chair of CABI at the Design Council and member of the Mayor's Design Review Panel.

Councillor Amos asked what, if any, criteria had been set to select those with a 'stake' because many may interpret themselves to have so. It was explained that in these circumstances the allocations had been based on informal soundings and focused on strategic players. The Co Chairs requested that criteria be set as well as a timeframe with a renewal process included.

It was agreed;

- a) The revised governance arrangements were approved;

- b) The three nominations from the Executive Committee would be approved for the term of one year; and
- c) Criteria, inclusive of timeframes, would be developed for the future selection of organisations with a local stake, to be brought back to the Board for approval.

#### 7. Battersea Academy of Skills and Excellence (B.A.S.E.)

The Board received a presentation – Paper No. SB15-31 from Michelle Dawson, updating the Board on the work of B.A.S.E.

- Members were informed that there was a focus on the long term jobs being created by development and the intention was now to plan on how to deliver these.
- Recruitment shortages had been reported due to a lack of the skills needed within the workforce.
- Three key programme areas had been set to overcome this; engage, inspire and achieve.
- The next steps for 2015 were set out to the Board, the delivery launch was planned for 2016 and the onsite facility was due to open in 2017.

Councillor Amos asked if this would enable resident engagement and if a similar service could be spread across both boroughs. It was confirmed that beneficiaries were Wandsworth and Lambeth residents and B.A.S.E. would be happy to work across the area to achieve this.

Councillor Govindia requested that if targets were not being met, early warning be given to both boroughs. He also stated that it was important to offer jobs at all levels.

#### 8. Developer's Site Update

The Board received a presentation – Paper No. SB15-32 from Tristan Stout of Ballymore, updating the Board on the work at Embassy Gardens.

- Phases one, two and three of planned development were set out.
- Inspiration had been taken from New York's meat packing district with the use of brick, large windows and robust metals on buildings.
- Phase one was due to be complete by Q1 next year and has already begun to bring the area to life with residents taking occupancy of some the new homes.
- Phase two had gained much media attention due to the transparent swimming pool at the top of the building, which was a revolutionary piece of engineering.
- Phase three included a pond, outdoor events space and office building with New York influences in the landscaping.

Councillor Govindia raised the point that events within the outdoor spaces would require management and funding. Anne Mullins, Cultural Development Manager, agreed that this would need to be taken forward by working in partnership.

## 9. Construction Logistics

Alex Williams introduced – Paper No. SB15-33 which provided an update on construction logistics.

Councillor Govindia expressed that there were issues that remained for discussion between the Borough's and TfL such as funding but these would continue outside of the Board meeting.

It was agreed; that:

- TfL will be providing additional coordination resources from December 2015
- the development of a GIS planning tool, to be funded by TfL
- the need to appoint a construction logistics contractor to develop a Level 2 Implementation Plan and confirm a DIFS funding allocation of £120,000 which would require further discussion with the Boroughs
- the need to appoint additional coordination and enforcement resources and confirm a funding approach of circa £70,000p.a., recognising that there is likely to be associated revenue that may offset an element of the cost. It was agreed this would also be discussed further with the Boroughs
- recognise that the Implementation Plan is likely to identify additional ongoing resource requirements to appropriately manage the level of construction activity in the area.

## 10. Education and Health Updates

Chris Jones introduced – Paper No. SB15-34 which provided an update on progress for Education and Health business planning.

The report gave an update on the work to date relating to education and health provision planning in the area both in the short and long term.

Currently a study is being undertaken by NHS England and the two local CCGs which will look at the feasibility of expanding local GP practices' current list sizes and deliver a new development in Sleaford Street (Battersea Power Station Phase 4a development).

The Board noted the contents of the report.

## 11. OAPF refresh update

Samantha Wells of the GLA introduced – Paper No. SB15-35 which provided an update on progress and future work planned for the Vauxhall-Nine Ems-Battersea Opportunity Area Planning Framework (VNEB OAPF).

It was explained that given the changing context and time that had passed the GLA were looking to add an addendum to the OAPF to reflect changes and the work undertaken since the adoption of the OAPF in 2012 and would like to

work with the two boroughs to undertake this. Z mapping had been extended to cover sites on Wandsworth Road and South Lambeth Road.

The Board noted the contents of the report.

## 12. Utilities Update

Jamie Eagles introduced – Paper No. SB15-36 which provided an update on progress and proposed next steps relating to key work streams and the following points were highlighted:

Electrical infrastructure – there had been huge progress made with two primary substations secured when previously there had been an impasse, principally related to land and funding options. Battersea Power Station are now progressing a Independent Network Operator-built option with SSE. UKPN have secured land on Stewarts Road and are progressing an additional Primary Substation. A briefing session has been held with developers for UKPN's proposal. A further briefing session is planned with BPSDC in October.

However, power interim supply issues remained and information was vitally needed from developers to address the potential sites which may have a shortage.

Water – progress had been made with Thames Water on developing a surface water network to free capacity in the combined sewer. There had been positive work with Ballymore and Vinci St Modwen/CGMA and costed proposals are expected in November from Thames Water, with funding expected to be secured in December. In addition, TfL are commissioning a Sustainable Urban Drainage Strategy which will inform critical work on public realm to deliver SUDS.

Telecoms – There is a risk in the ongoing reduction of mobile services arising from the loss of mobile macro stations as sites are developed. The strategy requires the interim provision of temporary masts at key locations, while seeking to secure the integration of permanent masts within key developments. The next steps focus on securing temporary sites, working closely with Network Rail, and securing permanent sites in new developments.

District heating – there had been good progress in the phased build out of the Embassy Quarter district heating network. Procurement has commenced, and four shortlisted Energy Service Companies had submitted tenders. It is expected that a preferred provider will be selected by January, with individual deals being agreed over the next 6-12 months between the developers involved and the selected preferred bidder.

It was agreed that;

- The highways authorities and utility companies would work collaboratively to support the approach of pre-emptive ducting to minimise the future impact on the road network and public realm; and
- The report be noted.

Councillor Govindia thanked Jamie Eagles for being fundamental to making all of these things work.

### 13. Employment Update

Nick Smales introduced – Paper No. SB15-37 which provided the previous quarter's and cumulative performance to date as well as an update on activity, skills development and the JCU Board.

It was agreed that the report be noted.

### 14. Working Group Chairs' Updates

The report of the Working Groups – Paper No. SB15 – 38 was noted.

### 15. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB15 – 39 was received as information.

### 16. Any Other Business

Janet Greenwood offered to bring a presentation to a future meeting on the progress being made on the Thames Tideway Tunnel.

Gordon Adams informed the Board of a weekend event celebrating art inspired by Battersea Power Station on Friday 25th to Sunday 27th September 2015, 10am-5pm.

### 17. Dates of Meetings

The following dates for Strategy Board meetings in 2015 and 2016 were noted:-

11 December 2015  
 11 March 2016 (note this meeting will take place at 2:30pm)  
 24 June 2016  
 30 September 2016  
 16 December 2016

The meeting ended at 11.00 a.m.

Jade Murrell  
 Board Secretary