

# NINE ELMS VAUXHALL STRATEGY BOARD

**Minutes of the meeting held on Friday 11 March 2016 at 2.30pm, at City Hall (Committee Room 1), The Queen's Walk, London SE1 2AA**

## **PRESENT**

**Members of the Strategy Board:** Councillor Ravi Govindia (Co-Chair – in the Chair, Wandsworth Council); Councillor Lib Peck (Co-Chair, Lambeth Council); Councillor David Amos (Lambeth Council); Pam Alexander (Covent Garden Market Authority); Sean Ellis (St James' Group); Aseem Sheikh (Vauxhall One); Alex Williams (Transport for London); Prof. Juan Cruz (Royal College of Art); and Janet Greenwood (Tideway).

**Officers and observers:** Nick Smales, Steve Diamond and Jade Murrell (Wandsworth Borough Council); Keith Trotter, Jamie Eagles, Katharine Yexley and Anne Mullins (Nine Elms Delivery Team); Sue Foster and Sandra Roebuck (Lambeth Borough Council); Rachel Broughton (substituting Simon Wigzell - CLS Holdings); David Twohig (substituting Rob Tincknell - Battersea Power Station Development Company); Nigel Carr (Network Rail); Richard Hill (Thames Water); Clare Donnelly (Tideway); Lorena Persano (TfL)

**Apologies:** Simon Wigzell (CLS Holdings); Rob Tincknell (BPSDC ); Peter Halpenny (Ballymore Group); David Hughes (TfL); Councillors Steffi Sutters and Sarah McDermott (Wandsworth Borough Council); Sir Edward Lister and Fiona Fletcher Smith (GLA); Jan Lloyd (Covent Garden Market Authority); and Tim Seddon (St. Modwens).

## **Introductions and Declarations of Interest**

The Chair welcomed all attendees to the meeting. Members were informed that Keith Trotter would be leaving his position in the Nine Elms Delivery Team in May. The Chair expressed his thanks on behalf of the Partnership and added that Keith had served in his role extremely well and he was thanked for all of his hard work and wished well in the future.

Jan Lloyd would also soon be leaving her role at Covent Garden Market Authority and was thanked for all of her contributions, particularly her position as Chair of the Employment and Business Working Group.

Finally, the Chair thanked the Mayor of London for his support from the beginning of the Nine Elms development and throughout. In particular, Sir Edward Lister, who had put in an enormous amount of work behind the scenes.

## **1. Minutes of the Last Meeting**

The minutes of the meeting held on 11 December 2015 were agreed as an accurate record and signed by the chair.

## **2. Programme Update and Business Plan**

KT informed members that the Phasing Study Project Team met with the consultants BNPP and the draft Phasing Study report was due to come to the June Board meeting that would collate developers' information on residential and commercial build out and present a series of scenarios with associated population projections that would inform the timing and quantum of infrastructure requirements and so would be critical to the DIFS reprofiling for September Board to consider.

The Partnership was gearing up for MIPIM next week and the updated 3D Nine Elms model was now in transit to Cannes and the Partnership would be holding a panel there on Tuesday focussing on the area's commercial offer and launching our commercial brochure. This would be important on many levels, including addressing recent press articles on residential sales which will undoubtedly be raised. The area would be promoted by the team for its mixed use and what was on offer culturally. The event provided a good opportunity to present the facts and promote all the positive messages associated with the area's redevelopment.

In terms of the Nine Elms Pimlico Bridge, Wandsworth's Economic Development Officer and the Nine Elms Programme Coordinator held an introductory meeting with the winning team led by Bystrup. A timetable of staged delivery was being established and an update would be provided in June.

KT advised that the first draft of the Business Plan was one third shorter in length and he sought comments from partners and would then be finalised at the June board meeting. There was more of a focus on culture, placemaking, employment and infrastructure followed by information on partner-led projects and more detail in the appendix which would either be available in the hard copy or downloadable online.

The Board noted the content of Paper No. SB16-02 and that comments on the draft Business Plan would be due by the end of March.

## **3. Performance Management Framework**

KT introduced Paper No. SB16-03 which gave an update on the Performance Management Framework for Quarter 4 and subsequent recommended revisions.

The NHS England lead officer had provided no formal written update and consequently the project was now rated red; a verbal update had been given however which stated the project was on track. A business case is to be put forward by NHS England and the two CCGs for the capital spend required to fund new and improved health facilities in the area. This would be ready in June for partners' consideration and would then be reported to the September Board meeting where a decision on a level of DIFS / CIL funding contribution will be required as well as an indication of the level of contribution from NHS England.

The Phasing Study was now on track with its revised timetable.

Nine Elms Lane / Battersea Park Road improvements were on the agenda for more detailed discussion.

Battersea Park Station stakeholders had met to discuss a revised station improvement scheme that would be nearer the original costings provided in the DIFS profile although there was still more work to be done. More details would be brought to the Board meeting in June.

The Board noted and approved:

- (a) The Performance Management Framework (PMF) of the Nine Elms Vauxhall Partnership Business Plan 2015/16;
- (b) The revised actions and reset the actions accordingly;
- (c) The Outputs previously agreed to be monitored by the Partnership.

#### **4. Nine Elms Lane / Battersea Park Road Improvements**

Members received the previously circulated presentation on the Nine Elms Lane / Battersea Park Road Phasing study from TfL including details of the signage strategy, interim improvements proposed and permanent works to one of the area's principal routeways.

The timeline was discussed and it was agreed that this would pay regard to other major works in the area such as at Vauxhall Gyratory.

Cllr Peck stated that, as regards the Hoarding Strategy proposals, it was agreed that it would be taken forward by TfL and the Delivery with the Cultural Steering Group in order to be able to promote placemaking in the area rather than solely as a marketing tool and should include hoardings at Vauxhall tube station and Vauxhall Cross.

PA requested that clutter be avoided in terms of signage to improve the highways experience and it was confirmed that existing signage would be utilised where possible.

The importance of cycle safety and resident / user engagement was discussed and it was confirmed that consideration of this was included within the plan.

SE suggested a walk through of the route with stakeholders to identify small improvements that could be made to improve the overall appearance to the public. The Chair also suggested there be a dedicated line for residents to consistently make requests for improvements or report problems similar to a cone hotline.

#### **Action:**

- (a) The timescales and principle of the three staged approach were approved and Board members would be given three weeks to respond to the detailed report;
- (b) It was agreed AW would coordinate a 'walk through' of Nine Elms Lane with stakeholders to identify urgent mitigation and improvements to be made; and

- (c) TfL and the Delivery Team would develop further options for the delivery of a Hoarding Strategy, with input from the Cultural Steering Group, reporting back to Strategy Board on progress.

## 5. Cultural Strategy

In her role as Chair of the Cultural Steering Group, PA informed members that the group had held their inaugural meeting and drafted a strategy. Culture, cultural anchors, affordable work spaces and hoardings as art were all discussed and a lot of ground was covered. The non cannibalisation of existing cultural resources and long term sustainability was considered and the group established the following action points for the future:

- To map existing cultural infrastructure and what is being delivered through S106 in culture resources and identify the gaps;
- Establish a timeline and funds to deliver; and
- Make sure that the culture strategy is at the heart of the DIFS refresh.

The Chair added that it would be interesting to see if culture can inform developers' marketing strategies as it is an excellent way of demonstrating excellent placemaking and maximising budgets.

Members discussed the need to make visual improvements to the area before investing funding into cultural events that will draw more attention to the area. SE suggested this could begin with developers improving the appearance of their own hoardings, tying into the previous item's discussion.

As Cultivate were not in attendance, their presentation (previously circulated) was not discussed.

**Action:** It was agreed that TfL would draw up a report outlining interim improvements that could possibly be funded by DIFS and implemented in the short term, providing an update to the June Strategy Board.

## 6. Tideway Public Art Strategy and Heathwall Pumping Station

Members received the previously circulated presentation on the Heathwall Pumping Station and Tideway Public Art Strategy including immediate, short term and long term improvement proposals.

Regarding the Heathwall Pumping Station, members discussed the timings of the programme for improvements and felt it would be useful to have a timetable circulated. When questioned regarding timings, JG stated that the barbed wire and rubbish removal would be dealt with within the next six weeks and a new pedestrian entrance gate in 2-3 months. The lighting and green roof proposals require funding and feasibility work would be carried out as a next step.

**Action:** It was agreed that a timetable for the improvements to be made to Heathwall Pumping Station by Thames Water and Tideway be circulated to members and reported back to Strategy Board on a regular basis by Tideway.

## **7. Construction Logistics**

Alex Williams introduced Paper No. SB16-07 which provided a short update on construction logistics and proposed the next steps to deal with increasing activity in the area.

TfL and the Nine Elms Delivery Team had worked with the two councils on the management of construction logistics to reduce the cumulative risks. A GIS based planning tool would be developed to improve the coordination of construction vehicle movements, utilities works and highway improvements. Resources remain an issue and Michael Barrett has now been appointed to post to coordinate these and will attend the walk through agreed earlier in the meeting. Three hotspots had been identified and when the planning tool is operational more detail would be provided and would be brought to the meeting in June. Work was ongoing but there was still a lot more to do.

JE added that discussions were needed regarding the potential SPV contributions and appropriate KPIs developed and agreed.

**Action:** It was agreed that the strategy be endorsed as outlined in the report and that the SPV would consider funding options, with TfL and the Local Authorities agreeing suitable KPIs.

## **8. Employment Update**

Steve Diamond, Wandsworth's Deputy Economic Development Officer, presented Paper No. SB16-08 and explained that Q3 had been positive with an uptake in performance overall. A lot had been achieved on the operational side with partnership working that had yielded good results. A jobs fair, organised by several partners had been attended by 350 people with several jobs offered as a result. Training and work with the colleges around apprenticeships had also taken place and a review of the JCU board was being worked on.

Members were informed that Wandsworth would be hosting a careers expo on 23 March involving 500 local pupils and in particular the input of architects was requested of landowners.

**Action:** Partners to contact SD with architect contact details.

## **9. Working Group Chairs' Updates**

Paper No 16-09 was noted.

## **10. Development Sites Planning Update**

Paper No 16-10 was noted.

## **11. Any Other Business**

SE informed members that a meeting on communications had taken place following the Executive Committee to address recent reporting in the media in relation to residential sales and it was agreed that more factual sales data / property figures needed to be pulled together to create a statement before MIPIM as it was bound to be raised. All landowners were urged to respond with their figures as soon as possible.

## **12. Dates of Future Meetings**

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

24th June 2016, 9.30am

30th September 2016, 9.30am

16th December 2016, 9.30am

The meeting ended at 16:20pm.

Jade Murrell  
Committee Secretary