

## **NINE ELMS VAUXHALL STRATEGY BOARD**

Minutes of the meeting held on Friday, 6th March 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: Sir Edward Lister, Ms Fiona Fletcher Smith and Mr Stewart Murray (Greater London Authority); Councillor Lib Peck (Co-Chair – in the Chair) and Councillor David Amos (Lambeth Borough Council); Councillor Ravi Govindia (Co-Chair) and Councillor Steffi Sutters (Wandsworth Borough Council); Mr Peter Halpenny (Ballymore Group); Ms Jan Lloyd (Covent Garden Market Authority); Mr Alex Williams (Transport for London); Mr Jonathan Rawnsley (Sainsbury's); and Mr Toby Baines (Citygrove).

Officers and observers: Mr Colin Wilson and Ms Samantha Wells (Greater London Authority); Ms Carolyn Dwyer, Ms Sandra Roebuck and Mr Conor McDonagh (Lambeth Borough Council); Mr Paul Martin, Mr Tim Cronin, Mr Nick Smales, Mr Mark Hunter, Ms Susie Gray, Mr Bill McCluskey and Ms Jade Hibberd (Wandsworth Borough Council), Mr Keith Trotter, Mr Jamie Eagles and Mr Joseph Baker (Nine Elms Delivery Team); Mr Jon Kirkup (Transport for London); Mr Chris Rowland (NEV Health Project (NHS)); Ms Alison Dowsett (St James' Group); Ms Sarah Banham (Battersea Power Station Development Company); Ms Janet Greenwood (Thames Tideway Tunnel); Mr Rodney Evans (US Embassy); Mr Tristan Stout (Ballymore Group); Ms Helen Pilcher (CLS Holdings) and Mr Simon Garrett (Barratt London).

Apologies: Apologies for absence from Strategy Board members and alternates were received from Mr Sean Ellis (St James' Group); Tim Seddon (St. Modwens); Mr David Hughes (Transport for London); Mr Alastair Baird (Barratt London); Mr Rob Tincknell (Battersea Power Station Development Company) Mr Simon Wigzell (CLS Holdings) and Mr K Nethercot (Wendover).

#### 1. Introductions

The Co-Chair welcomed all attendees to the meeting.

#### 2. Declarations of Interest

No declarations of interest were made.

#### 3. Minutes (12.12.14)

The draft minutes of the meeting of the Strategy Board held on 12th December 2014 – Paper No. SB14-33 – circulated with the agenda, were approved as a correct record and were signed by the Co-Chair.

#### 4. Programme Director's Update

In Helen Fisher's absence, Keith Trotter introduced the report - Paper No. SB15-02 - which set out the key achievements across the programme in the last three months and the likely progress in the next quarter.

He informed the Board that Michele Dix had been replaced by David Hughes as one of the TfL members of the Board. He then gave details of the away-day that had been held to discuss the future direction and role of the Strategy Board. They had considered the structure of the Board and the working groups, including how to engage with residents. As a result of the review the appointment of working group chairs will be postponed. The Delivery Team will present a report with recommendations on how the restructure will be progressed to the next meeting of the Board. The Co-Chairs and other Board members concurred that it had been a very productive session.

**Action:** Helen Fisher / Keith Trotter

Keith Trotter then gave an update on the programme. He referred to the refresh of the Construction Logistics Charter and explained that there was a detailed report on this subject later on the agenda. He informed the meeting that Wandsworth Council had approved the Partnership's Business Plan and Lambeth Council would be considering it in late March 2015.

The Board were informed that there had been an excellent response to the design competition for the proposed pedestrian/cycle bridge. There had been 74 submissions from 16 different countries on 4 continents. The submissions are being reviewed by the Jury Panel and an announcement of the shortlisted 4 designs would be made imminently. There had been engagement with the local community in the process from the Residents Panel and a competition in 6 local schools. The 2 exhibitions of the designs had been very successful and further exhibitions were being considered. Alex Williams asked if discussions with Westminster Council had progressed. Councillor Govindia said that Westminster's position remained substantially the same. However, in response to a point made by Sir Edward Lister concerning the need for progress in these discussions, he said that he had held conversations with the Leader of Westminster Council. Further dialogue will be held when more details are available of the potential impacts of the bridge. Keith Trotter added that views from Westminster residents had been mixed but the competition had generated a diversity of views. Sir Edward Lister offered to facilitate a dialogue between stakeholders.

Keith Trotter informed the Board that Ferrovial Agroman Laing O'Rourke (FLO) the main contractor for the NLE have been announced as preferred contractor for the Thames Tideway Tunnel central section (i.e. Nine Elms and Vauxhall). He also updated the Board on the provision of the electricity sub-station. He said that Battersea Power Station Development Company (BPSDC), working with Arup, were still awaiting detailed costs from UKPN. An area of concern was that UKPN had given notice that there may be a delay in the powering up date. This issue will need to be addressed at a higher level if the delay does seem likely to occur.

The Public Realm Design Guide consultation exercise had commenced and a report on the outcome, together with any proposed amendments to the Guide will come back to the Strategy Board in June for endorsement. He reported that the Thames River Path Strategy has identified key priorities for future investment, with the first phase commencing with a tulip festival in May, linked to Chelsea Fringe. A Gateways Project has been set up which recognises the need for rapid improvements to the entry points in to the Nine Elms on the South Bank area as recommended in the Business District Study. The Public Realm Working Group will be overseeing the work of the project.

Keith Trotter then gave details of progress on the various development sites. He informed the Board that there are 12 sites currently under construction and 2 have been completed. Planning permission has been granted for a number of sites including Battersea Exchange, 12-20 Wyvil Road and 1 Lambeth High Street. In addition, a planning application has been submitted in respect of 22-29 Albert Embankment.

On community engagement the Board were informed that the first of the programme of road shows to support the annual Open Days was held on 31st January 2015 at the ROSE Centre. Despite the poor weather the event was attended by over 100 people including many young families with children. The next event will focus on the Wyvil Estate area.

Keith Trotter also referred briefly to a number of other areas including:-

- The community benefits mapping exercise will be useful in carrying out communications work and will be available to partners to use
- Press coverage of the area has been dominated by the bridge design competition and we continue to be viewed as a best practice area in terms of partnership and regeneration
- MIPIM would take place the following week and the Partnership would be represented
- There were no financial approvals or alterations to budget to consider at this meeting.

The Board noted:-

- (a) the content of Paper No. 15-02;
- (b) the outcome of the Board away day; and
- (c) the deferral of Working Group Chairs appointments pending decisions about future governance arrangements.

## 5. Arts and Culture Update

Carolyn Dwyer introduced – Paper No. SB15-03 – which reviewed the 2014-15 arts and culture programme. She then handed over to Susie Gray who had been seconded during that period from Wandsworth Council as Cultural Development Manager for the Partnership.

Susie Gray outlined the aims of the culture strategy, which included animating the area during the construction period, connecting with London's other

cultural offers and engaging with local communities. She then gave details of the various events that had taken place including:-

- The Big Draw – this was the first event to have been held
- Chelsea Fringe 2014 – 20 diverse events across the Nine Elms on the South Bank area including pop-up art galleries
- Wandsworth Arts Festival
- London Festival of Architecture
- HippopoThames
- Vauxhall Trust – community events in the Vauxhall Pleasure Gardens
- Battersea Power Station – outdoor film programme

She said that demand for these events had been strong. She also pointed out that this successful programme of events had been achieved with limited funding. In terms of planning for 2015 she said that the action plan would be refreshed. The possibility of establishing a charitable entity to deliver culture across the area was also being explored. The appointment of a Cultural Development Manager would strengthen the resources available.

Cllr Amos asked about the potential activity for 2015. Carolyn Dwyer said that raising awareness would be the underlying theme. She emphasised the need to seize opportunities that arise such as space becoming temporarily available that could be used for cultural activities.

Cllr Peck considered that it would be useful to know how many of the people attending these events were from the local area. Cllr Govindia pointed out that most of the developments had their own cultural strategy but these tended to be big ticket items. He considered that local themes should be woven in to these culture offers. He also said that there was a permanent open space to the west of St George Wharf that could be used. Stewart Murray said that he agreed with Cllr Govindia's points in general but the big ticket items were good for branding and to dispel doubters.

Sarah Banham informed the meeting that BPSDC had its own cultural team that were looking at smaller events involving local communities beyond the boundary of the site.

The Co-Chair thanked Susie Gray for the presentation and the work she had carried out during her secondment.

The Board noted the contents of Paper No. SB15-03 .

#### 6. US Embassy – Development Update

Rodney Evans, 1st Secretary at the US Embassy introduced the report - Paper No. SB15-04 – on the progress of the construction of the new US Embassy at Nine Elms.

He addressed a slide-show presentation that detailed the various stages of the construction programme. He informed the Board that the works were progressing on schedule and they expected to meet the anticipated opening

date of January 2017. He said that the new 11-storey Embassy building would meet all of their security requirements which the current Grosvenor Square location cannot. He explained that the structure of the building was complex and he gave details of the special types of materials that are being used in the construction e.g. blast-resistant glass.

He said that the Embassy would employ 800 staff and they anticipated a peak of 1,100 visitors a day. The design of the building would allow for a separation between the consular activity of the Embassy and its other functions. There will be extensive landscaping works including to the roofs of the lower elements of the building. The Embassy will have a significant cultural offer and the American artist Mark Bradford and the British artist Rachel Whiteread have been commissioned to create pieces for the site.

Jonathan Rawnsley asked if the jobs referred to would be new jobs. Rodney Evans said that any new jobs would be the subject of their normal recruitment procedure but could not be ring-fenced to a local area.

The Co-Chairs thanked Rodney Evans for the presentation and becoming part of the community.

The Board noted the contents of Paper No. SB15-04 .

#### 7. Performance Management Framework (PMF)

Keith Trotter introduced – Paper No. SB15-05 – which covered the period of the final quarter of the Nine Elms Vauxhall Partnership Business Plan 2014/15.

He said that there had been good progress in the quarter with the number of red rated actions reducing.

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

- **Linear Park** – the targets reported at previous meetings have, again, not been achieved. Following discussion at the previous Strategy Board and in negotiation with planning officers, Wandsworth Council's Leader will be writing to landowners/developers setting out a proposed approach for completion no later than September 2015.
- **Strategic Links** – the feasibility study and outline design for the Fentiman Road / Miles Street scheme is dependent upon a decision by Lambeth Council regarding potential funding of this project.
- **Nine Elms Lane** – as reported previously the detailed phasing plan had been delayed due to dependencies upon highway network modelling. Delays continue and the plan still remains dependent upon the provision of information on S278 works and of agreement within TfL on the preferred option for cycle provision. These issues are expected to be resolved in the next few weeks.

- **Northern Line Extension** – a Cultural Strategy for the NLE was scheduled to be produced by January 2015. However, this would not have been produced prior to the appointment and start on site of the contractor. Now that has occurred TfL has advised that this will be carried out by July 2015.
- **Utility Upgrade** – the issues regarding the permanent primary substation were explained in the Programme Director’s report.

Paper No. SB15-05 was received as information, the revised actions were agreed and the Outputs noted.

#### 8. Supply Nine Elms Update

Jan Lloyd introduced – Paper No. SB15-06 – on progress on the Supply Nine Elms Scheme.

She said that there had been real progress made in engaging local businesses and workshops had been held to support the businesses to proceed to Meet the Buyer events. Two successful Meet the Buyer events had now been held in Battersea and the Oval. Over £1.25M of contracts had been secured by local businesses through this programme. She was very pleased that both Boroughs had agreed to continue the scheme and identified funding.

The Board noted the contents of Paper No. 15-06.

#### 9. Construction Logistics Update

Jamie Eagles introduced - Paper No. SB15-07 –which updated progress on the construction logistics strategy and associated Charter.

He outlined the successful initiatives that had been implemented. These included safety measures such as site-wide signage and the introduction of trixi mirrors at all but one of the junctions which TfL was taking forward. On the collaborative working initiative he said that it was a more of a mixed picture. Some developers were buying-in but it was not universal. New developers need to be obliged through Planning to adhere to requirements of the Construction Charter as some key developments have not engaged.

He then referred to the projected construction traffic figures which he said had accelerated rapidly and were 60% higher than in the original study. The peak flows would be in the next 24 months and discussions had been held with TfL as it is now anticipated that there will be congestion periods in the p.m. as well as the a.m. He referred to the 3 anticipated traffic flow hotspots – Cringle and Kirtling Streets (190 construction vehicle movements per hour), Ponton Road (820 per day) and Wyvil Road, Miles Street and Bondway (320 per day). He said that the co-ordination of these movements will require meticulous planning and the primary task is traffic remodelling which needs to be fast-tracked. He also reported that there would be a refresh of the construction logistics data to inform routing plans etc. and this would be reported to the June Board. There was a need to ensure co-ordination between the three

highway authorities. Additional resources may be required for the Joint Implementation Group, led by TfL, to ensure the development and enforcement of enhanced Construction Management Plans.

Alex Williams said that there was a lot of activity but more was needed. In particular, further work on the opportunity to utilise the river for the delivery/removal of materials in the Kirtling Street area. He considered that the appropriate Working Group needs to address this issue.

Cllr Govindia said that disruption to the bus services on the two arterial routes that pass through the area needs to be kept to a minimum, even if this entails diversions.

Jan Lloyd said that, in addition to addressing the issues arising from the construction of the new developments, the impact on existing businesses needs to be borne in mind and road closures and the like communicated in good time.

In response to a question concerning the problems that could arise before the next meeting of the Strategy Board, Jamie Eagles said that the conflict between the works connected with the utilities upgrade and construction logistics could be a significant issue.

The Board: noted the contents of Paper No. 15-07 and agreed:-

- (a) to ask TfL to fast track the required Highways modelling to understand the impact on the road network
- (b) to note the refresh of Construction Charter to strengthen and update key areas, including a proposed requirement for Construction Logistics and Cyclist Safety registration
- (c) that TfL, Lambeth and Wandsworth Councils enhance coordination of Construction Management Plans, embedding the endorsed Construction Charter measures and associated financial contributions through the planning process
- (d) to note proposals for an area-wide cycle safety campaign are being developed by the Nine Elms Delivery Team alongside potential funding options.

**Action:** Jamie Eagles.

#### 10. Affordable Housing Update

Chris Jones introduced - Paper No. SB15-08 –which updated progress on the actions the boroughs, developers and the GLA have taken to continue to maximise the delivery of affordable housing.

He said that the report followed on from the BNP Paribas study. He informed the Board that there had been good progress with the rate of construction accelerating and an increased quantum of affordable housing being approved as part of recent planning permissions. Both Boroughs are reviewing their holdings and infill sites in the area to see if further affordable homes can be delivered.

The Board: noted the contents of Paper No. 15-08.

#### 11. Health Update

Chris Jones also introduced - Paper No. SB15-09 –which updated progress on the NEV Health Project that includes the two borough Clinical Commissioning Groups and NHS England. It identifies the steps taken to-date in relation to the production of an Outline Business Case (OBC) and the assessment of existing health facilities and their capacity to meet the health needs of a growing population in the short term.

He reported that the OBC would be presented to the September Strategy Board. It will be based on revised development and population forecasts to set out the likely form of future provision, existing service capacity and potential for expansion and future funding requirements both from NHS England and Community Infrastructure Levy (CIL).

The Board noted:-

- (a) the contents of Paper No. 15-09 including activity in progressing the development of a health plan for the Nine Elms Vauxhall development area and wider health infrastructure;
- (b) the timescales in this report identifying that in September 2015 a business case for funding will be presented to the Strategy Board for approval, outlining funding requirements to develop and support health provision in the area; and
- (c) the Health subgroup are exploring the potential and scope of a Health Impact Assessment to update work previously conducted in 2013.

#### 12. Employment Update

Jan Lloyd introduced the report - Paper No. SB15-10 – on the progress being undertaken to support unemployed and long term unemployed residents to the job and training opportunities presented by the Nine Elms Vauxhall developments.

Sandra Roebuck outlined the challenges in implementing this programme. The major issue was the skills mismatch and the lack of candidates that were job-ready. Sir Edward Lister said that it was an opportune moment to supply Fiona Fletcher-Smith with examples of this problem as discussions with the Skills Agency were being held on this issue. The GLA had previously been informed by the Skills Agency that there was no problem. Nick Smales welcomed the opportunity to provide examples.

**Action:** Nick Smales.

The Board noted the content of - Paper No. SB15-10



### 13. St James' Developments Update

The Board received a presentation - Paper No. SB15-11 - by Alison Dowsett from St James on the Berkeley Group's activities in the Nine Elms on the South Bank area

She informed the Board that St James was part of the Berkeley Group of development companies, which include St George and St William who are also developing sites in the area. She said that they had a strong local presence with offices in both Lambeth and Wandsworth. They were the first developer on site in the Opportunity Area at Riverlight. This development will have three major art installations and 75% of the site will be open space (of which 60% will be open to the public).

She then gave further details of the other sites that the Berkeley Group were developing in the area including Albert Embankment, Vauxhall City Farm, Marco Polo House, Battersea Gasholders and Westbury Estate.

This would mean that the Group would have a presence in the area for at least the next ten years. She also referred to a scheme just outside the area where they would be developing adjacent to the Oval cricket ground including the gasholders.

Cllr Peck thanked St James for their presentation and the support they had given to the Vauxhall school book project.

### 14. Working Groups Chairs' Updates

The reports of the Working Groups – Paper No. SB15-12 – were noted.

### 15. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB15-13 was received as information.

### 15. Any Other Business

No matters were raised.

### 16. Dates of Meetings

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

19th June 2015  
25th September 2015  
11th December 2015

The meeting ended at 11.06 a.m.

Bill McCluskey  
Board Secretary