

NINE ELMS-VAUXHALL STRATEGY BOARD

Draft Minutes of the meeting held on Thursday, 23rd June 2011 at 9.30 a.m., at City Hall (Room 1), The Queen's Walk, London SE1 2AA

PRESENT

Members of the Strategy Board: Sir Edward Lister and Mr Giles Dolphin (Greater London Authority); Councillor Steve Reed (Deputy Chairman) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Chairman) and Councillor James Cousins (Wandsworth Borough Council); Mr Alex Williams (Transport for London); Mr Sean Ellis and Mr Matthew Townend (St James Group); Mr David Laycock (Ballymore Group); Ms Jan Lloyd (Covent Garden Market Authority); Mr Jeremy Castle and Mr Rob Tincknell (Treasury Holdings); Mr Jonathan Rawnsley (Sainsburys plc); Mr Jim Moore (National Grid); and Mr Steve Riddell (CIT – Green Properties).

Officers and observers: Mr Colin Wilson (Greater London Authority); Councillor Nigel Haselden, Ms Sue Foster, Mr Zbig Blonski and Ms Sandra Roebuck (Lambeth Borough Council); Mr Paul Martin, Mr Tony McDonald, Mr Mike Brook, Mr Steve Mayner, Ms Seema Manchanda, Mr Mark Hunter, Mr Joseph Baker and Mr Francis de Lima (Board Secretary) (Wandsworth Borough Council); Mr Robert Camlin (Camlins Landscape Architects); Mr Stephen Baimbridge (Student on work experience with Treasury Holdings).

1. Resignation of Chairman and appointment of new Chairman

At the start of the meeting, Councillor Govindia informed the meeting that, following Sir Edward Lister's resignation as Leader of Wandsworth Council (and, indeed as a Wandsworth Councillor) in May 2011, to take up his new appointment as Deputy Mayor of London and Chief of Staff, he had formally tendered his resignation as Chairman of the Strategy Board.

Councillor Govindia explained that, in accordance with paragraph 25 of the agreed Strategy Board Governance Arrangements and Terms of Reference, as the new Leader of Wandsworth Council, he would be required to become the new Chairman. He asked the Strategy Board to confirm that this was their wish and it was confirmed that Councillor Govindia be appointed the Chairman of the Strategy Board.

On behalf of the Strategy Board, the Chairman, Councillor Govindia, offered congratulations to Sir Edward Lister on his award of a knighthood, for services to local government, in the Queen's Birthday Honours List 2011. He also paid tribute to Sir Edward for his efforts and the collegiate manner in which he had steered the Strategy Board and had driven forward the regeneration of the Vauxhall Nine Elms Battersea Opportunity Area.

Councillor Reed endorsed the Chairman's comments and added his congratulations to those expressed by the Chairman.

Councillor Reed then referred to the Strategy Board Governance Arrangements and Terms of Reference in respect of the allocation of the roles of Chairman and Deputy Chairman respectively to the Leaders of Wandsworth Council and Lambeth Council. He explained that concerns had been expressed at Lambeth at this perception of a seemingly uneven allocation of responsibilities between the two Councils which, he suggested, ought to be rectified in a more equitable way.

Accordingly, Councillor Reed stated that, at the next ordinary meeting of the Strategy Board in October 2011, on behalf of Lambeth Council, he would propose that the Strategy Board Governance Arrangements and Terms of Reference should be revised to designate the Leaders of the two Councils as co-Chairmen of the Strategy Board with a rotation in the chairmanship, on an annual basis.

Councillor Reed then raised the issue of the quality of the papers that are submitted to the Strategy Board, primarily from the established working groups, and the timing of their circulation which he described as being "chaotic and random". He referred to the minutes of the working groups which, he said, were incomprehensible given that they provided no background information to what had been considered in the working groups but rather merely presented the latter's decisions in stark form. He proposed that future papers to the Strategy Board ought to take the standard form of reports which set out background information to the matters considered by the working groups, with a clear indication of their decisions, and a clear set of recommendations to the Strategy Board, as appropriate. He also asked that all agenda papers be circulated at the same time.

The Chairman agreed with Councillor Reed's comments and suggestions in respect of ensuring clarity in reports and their presentation in a more recognisable format. As regards the circulation of agenda papers, he described the situation as "increasingly exasperating" and noted Mr de Lima's persistent efforts to circulate papers in a timely and consistent way. He explained that he was regularly copied in to email reminders to report authors and Working Group co-ordinators from Mr de Lima regarding the deadlines for the submission of reports, which were often not adhered to. The Chairman explained that he was minded to stop the circulation of papers if they arrived late.

Councillor Reed confirmed that he would support the Chairman in not allowing the circulation of reports that were received late by the Board Secretary.

Action: Councillor Govindia to adjudicate on late reports.

Mr Martin stated that the Support and Delivery Team which was now in the process of being established would be asked to produce a consistent format for reports to the Strategy Board. He noted that, hitherto, as the working

processes of the Strategy Board were being developed, the responsibility for reporting to the Strategy Board was placed with partners and the chairmen/co-ordinators of the established Working Groups.

Action: (a) All authors of reports to the Strategy Board, to note: and (b) Nine Elms Project Director, when appointed, to recommend consistent format for reports.

As regards possible changes to the Governance Arrangements and Terms of Reference, Mr Martin explained that a proposal setting out the prospective changes being sought would need to be framed in a formal proposal to the Strategy Board.

Action: Councillor Reed to formally propose revisions to the Strategy Board Governance Arrangements and Terms of Reference.

2. Introductions and Apologies

The Chairman welcomed all attendees to the meeting. In particular, he welcomed Councillor Cousins, who was replacing Sir Edward Lister as one of Wandsworth Council's two representatives on the Strategy Board. He also welcomed two observers at the meeting: Mr Joseph Baker, who has been appointed as the Programme Coordination Administrator in the Support and Delivery Team and Mr Stephen Baimbridge, a student, who is currently on work experience with REO/Treasury Holdings.

Apologies for absence were received from Ms Michèle Dix (Transport for London), Mr Matthew Evans-Pollard (Covent Gardens Market Authority), Mr Eugene Doyle (Royal Mail Group) and Mr David Lunts (Homes and Communities Agency).

3. Tribute to the late Sir Simon Milton

On behalf of the Strategy Board, Councillor Reed expressed regrets over Sir Simon Milton's untimely death and paid tribute to his contribution to the work of the Strategy Board and on the regeneration of the Opportunity Area generally. He commented that it was appropriate also to mention Sir Simon's significant contribution to local government in London over many years and to express thanks for this contribution.

The Chairman concurred with Councillor Reed's comments.

4. Declarations of interest

The Chairman then invited members of the Strategy Board to declare, at this stage, any interest they may have in relation to any item on the agenda.

There were no declarations of interest.

5. Minutes

The draft minutes of the last meeting of the Strategy Board held on 23rd March 2011 – Paper No. SB11-19 – circulated with the agenda, were approved as a correct record and were signed by the Chairman.

There were no matters arising from the minutes.

6. Strategy Board – draft Governance Arrangements and Terms of Reference

The Chairman explained that the draft Vision Statement – Paper No. SB11-20 – had now been agreed by all parties, and that, with the approval of the Strategy Board, it would be incorporated in the Governance Arrangements and Terms of Reference document.

The draft Vision Statement was then agreed.

On Paper No. SB11-21, Councillor Reed advised the Strategy Board that he had gone through this revised diagram illustrating the Strategy Board's established Working Groups with the Councillors representing the Lambeth wards in the Opportunity Area and that the Councillors were concerned that with the Transport Management Working Group, for instance, that 'Transport' ought to include all transport modes, not exclusively the Northern Line Extension. He added that the ward Councillors felt that the other transport modes – buses, in particular, were being overlooked. Councillor Reed asked whether the diagram could be revised to provide a fuller indication of the subjects the Working Groups were covering.

Mr Williams explained that the Transport Management Group comprised two working groups – one dealing with the Northern Line Extension and the other dealing with other transport modes. Mr Ellis pointed out that, as indicated in the diagram, the work of the Transport Management Group did not cover the Northern Line Extension exclusively but included rail Overground and Underground, buses, river transport, cycles and pedestrians.

The Chairman accepted the suggestion that the "bubbles" below the boxes on the diagram listing the responsibilities of the Working Groups, mentioning the possible delivery mechanisms e.g. Management Company, NLE Delivery, etc. may be causing confusion, and could possibly be deleted.

Action: Mr Brook and Support and Delivery Team to consider possible improvement in clarity of the diagram.

In noting Paper No. SB11-21, the Strategy Board also noted that, as stated in the agenda, the diagram may be revised, as appropriate, in the light of structural changes that may occur in future.

7. Housing and Social Infrastructure Working Group

In reply to a question by Councillor Reed on whether the Strategy Board would be receiving reports on affordable housing and on social infrastructure matters, the Chairman advised the Strategy Board that these matters which were covered by the remit of the Working Group would be explored and reported upon as the work of this Working Group developed.

Mr Castle referred to the survey being carried out by BNP Paribas Real Estate aimed at enabling the Councils to build a picture of anticipated timescales for the delivery of residential and commercial floorspace across the Opportunity Area. Responses are being sought from landowners on the proposed or likely phasing of their developments.

Councillor Reed enquired whether, as the Working Group was due to hold its first meeting on 1st July 2011, a report from that meeting would be submitted to the Strategy Board at the meeting on 15th July 2011. The Chairman replied that he hoped that the business to be conducted at the special meeting on 15th July 2011 would be limited to those items for which the meeting had been called. However, he suggested that, when a report of the meeting was available, it could be circulated to members of the Strategy Board and then submitted to the next ordinary meeting on 28th October 2011.

Action: Mr Roy Evans to circulate to members of the Strategy Board, the report of the Working Group, arising from the first meeting, when available.

8. Northern Line Extension Financing and Northern Line Extension Working Group

The Strategy Board considered items 8 and 9 of the agenda in conjunction. The Chairman informed the Strategy Board that Papers Nos. SB11-23 and SB11-24 had not materialised. Accordingly, the Strategy Board received (revised) Paper No. SB11-25 – Minutes and Actions of the Nine Elms Transport Management Group (5.5.11).

The Chairman reminded the Strategy Board that they would be considering the critically important matters of funding and financing for the Northern Line Extension, at their special meeting on 15th July 2011. Accordingly, it was decided to defer all consideration of these matters until that meeting.

Action: Ms Dix/Mr Williams to arrange for the preparation and submission of the report on the funding and financing of the Northern Line Extension, to the special meeting on 15th July 2011.

9. Public Realm Working Group - Presentation

The Strategy Board then received a presentation by/on behalf of members of the Working Group. The presentation was introduced by Mr Mark Hunter and Mr Colin Wilson and supported by Mr Robert Camlins of Camlins Landscape Architects.

Following the presentation, the Chairman thanked the presenters for having described how the Working Group's ambitions in respect of the public realm were emerging.

Mr Wilson undertook to arrange for the GLA to host a web link which would accommodate the presentation and to circulate details of the web link, in due course.

Action: Mr Wilson to circulate details of web link to access the Public Realm Working Group's presentation, when available.

10. Public Realm Working Group

The Chairman drew attention to the series of reports – Papers Nos. SB11-26, SB11-27, SB11-28, SB11-29, SB11-30, SB11-31 and SB11-32 – submitted by the Working Group. The Chairman drew particular attention to Paper No. SB11-32, which provides an overview summary of the work the Working Group has undertaken since its inception.

Councillor Reed remarked upon the encouraging note set out in the presentation about the amount of green space, with no intervening roads, that would be available in the area following regeneration. He enquired whether the proposed amount of green space may be diminished through planning decisions or whether a decision by the Strategy Board might be required to guarantee the protection of the amount of green space envisaged or, indeed, whether the approach now being adopted was sufficiently robust to provide such a guarantee that the envisaged level of public green space would not be eroded.

In response, the Chairman advised the Strategy Board that the two Councils were responsible for ensuring such preservation of green space in their respective Boroughs and suggested that they possessed the planning powers and policies to achieve this objective. They could also abide by the guidelines and policies outlined in the Opportunity Area Planning Framework to secure this objective.

Ms Manchanda advised the Strategy Board that the Opportunity Area Planning Framework, although not adopted yet, still carried considerable material weight and together with the respective Councils' own policies should be adequate to secure the space for the Linear Park. She stated that the Park was an important element in the regeneration of the area and while the arrangements of the various schemes might change between now and the grant of planning permission, the amount of land allocated to the Linear Park would be a key priority sought by the planners in any negotiations.

The Chairman also welcomed the level of green space envisaged as well as the proposed pedestrian bridge which, he observed, in addition to the benefits it would provide to local residents, would also enhance the marketing prospects of the area, if located in the right place.

Mr Castle advised the Strategy Board that Wandsworth Council's Economic Development Officer had organised two successful and well-attended meetings for local businessmen recently. He reported that the feasibility of having north-south links (from Wandsworth Road to the Thames), that would need to traverse the railway line, would be explored. The idea, which would bring much local benefit, had been welcomed by both local residents as well as local businesses.

Councillor Harrison observed that the public realm element of the regeneration project was perhaps the strongest point in ensuring the acceptance of the project by local residents.

Mr Ellis cautioned that the focus on the provision of the pedestrian bridge may not be sufficiently strong given that no landowner is responsible for its provision. Accordingly, care would need to be taken to ensure that it is not overlooked as the project is being implemented.

Mr Wilson explained that, the Working Group who were co-ordinating the project, share the concern expressed by Mr Ellis. However, this was a relatively new project that had yet to be developed and the Working Group had not yet focussed sufficiently on it.

The Chairman observed that, as regards the promotion of a Wandsworth-Westminster link, the Strategy Board was likely to seek the intervention of the Deputy Mayor. In response, Sir Edward Lister confirmed that the Mayor's Office would welcome discussions of it and suggested that it was a project that could possibly be met from the DIFS.

Councillor Haselden suggested that, just as Lambeth's routes were being programmed on the basis of dual pedestrian and cycle use, he hoped that the proposed pedestrian bridge, which though iconic would have practical uses, would similarly be programmed for dual use. Mr Williams undertook to circulate a position statement on the proposed pedestrian and cycle bridge.

Action: Mr Williams.

As regards the Vauxhall gyratory, in response to comments, Mr Williams commented that, whilst there was a strong transport case for changes to the gyratory system, a business case needed to be set out. Accordingly, TfL would be commissioning a scoping exercise. He undertook to submit a position statement to the Strategy Board in October 2011.

Action: Mr Williams.

11. Utilities and Wharves Working Group

In introducing Paper No. SB11-33, Mr Castle informed the Strategy Board that the work of the Working Group was now being developed and that it was now operating as two separate groups. Under the Utilities Working Group, its Energy Sub-Group was working on delivering an Opportunity Area-wide

District Energy Strategy, with the help of CGMA's advisors. The Waste and Drainage Sub-Group, under the direction of the Western Riverside Waste Authority, was working on the challenging issue of attempting to secure a good quality waste collection service.

Mr Castle observed that good progress was being made by the Working Group, after two meetings.

12. Employment and Business Working Group

In introducing Paper No. SB11-34 by Mr Brook, Ms Jan Lloyd commented that the draft Employment Charter now being recommended to the Strategy Board for approval, was the Working Group's main achievement so far. She explained that the preparation of the draft Charter, which reflects the reality of the situation in terms of employment and training, had been led by landowners and that both Lambeth and Wandsworth Councils had held very successful business information meetings, attended by a total of 140 people. Ms Lloyd informed the Strategy Board that the Employment and Business Working Group would now be examining the implications of how the regeneration of the Opportunity Area will impact on businesses during the works; exploring how best to work with providers; and looking at what needs to be done to address the post-development stage. Ms Lloyd stated that reports on these subjects would be submitted to the Strategy Board, as consideration was given to them.

Action: Ms Lloyd.

Councillor Reed expressed his wish that the objectives outlined in the draft Charter would be "tightened up" and made as rigorous as it is possible to make them. He stressed that local people ought to be provided with the best possible support to access jobs as they become available.

In response, the Chairman accepted that the objectives set out in the Charter would, of necessity, be broadly defined but agreed that they would have to be worked out in detail, in due course.

Ms Lloyd confirmed that, as suggested, each objective would be examined critically by the Working Group and she confirmed that the latter would report regularly on progress, to the Strategy Board.

Action: Ms Lloyd.

Councillor Cousins argued that, arguably, there was merit in having a degree of flexibility reflected in the objectives rather than setting rigid targets, particularly given that Lambeth and Wandsworth Councils would each have their own approaches to achieving the objectives.

The Chairman concurred with this view as far as the Charter was framed, given that it could not reasonably reflect a "belt and braces" approach.

However, he advised that, of necessity, mechanisms to achieve the objectives would need to be developed and periodic audits would also be essential.

Councillor Reed then stated that Lambeth Council would want to see how the Charter would affect the residents of the housing estates situated adjacent to the Opportunity Area, which were now subject to 65% unemployment. He added that his Council would also seek to ensure that the approaches that are developed conformed with his Council's policies.

Councillor Govindia commented that Wandsworth too had housing estates with similar unemployment problems to those in Lambeth and that he hoped that they too would have access to the new jobs that were expected to be generated during the regeneration process.

In response, Ms Lloyd reiterated that the Working Group were determined to achieve the objectives that had been set out in the draft Charter and would deliberate carefully on how best to achieve them.

Mr Martin commented that the gap between aspirations and reality could be great and that, therefore, it was necessary to engage fully with programme providers. He also suggested the possible link between the development of the Charter and Community Engagement.

Following discussion, the recommendations in Report No. SB11-34 were approved.

The Chairman suggested that there ought to be a formal signing ceremony.

Action: Mr Brook and Support and Delivery Team.

13. Community Engagement Working Group

Ms Foster introduced a report by Lambeth Council's Programme Manager (Housing, Regeneration and Environment Department) – Paper No. SB11-35 – on proposals for the Community Engagement Working Group. She explained that, following the submission by Lambeth Council of a report proposing a framework for Community Engagement to the Strategy Board in January 2011, which had highlighted a number of complexities, the processes were being developed since then, with the intention of bringing the Working Group together in the near future. Accordingly, the report represented a joint approach by Lambeth and Wandsworth Councils.

Ms Foster explained that, whilst the consultation between the Councils was continuing, a number of community engagement events were organised by the two Councils, both separately (Borough-specific) and jointly, and by landowners and developers.

Ms Foster then elaborated on the agreed approach proposed to be followed in future, as described in paragraph 6 of the report and drew attention to the

proposed structure for community engagement in the Opportunity Area, as illustrated in the diagram set out in Appendix D to the report.

As regards events, Ms Foster reported that the first one would be held in September 2011 and the next, in January 2012. She explained that the costs for community engagement would need to be worked up and reported upon to the Strategy Board, either in July or October 2011, and that work in connection with the September event would be undertaken through the summer.

Councillor Reed said that he was happy with what was being proposed.

The Chairman reminded the Strategy Board that, as agreed previously, the July meeting would be a special meeting called to consider specific items of business, primarily the issues of funding and financing of the Northern Line Extension. He said that he supported recommendation (a) of the report, which set out the broad approach for community engagement, which would then evolve through action and implementation.

As regards the proposed September event, the Chairman asked the officers of the two Councils to agree upon the necessary arrangements through dialogue and liaison.

Action: Ms Foster and Mr Brook.

Mr Martin then raised the matter of funding. He said that he was seeking to alert the Strategy Board to concerns that had been voiced by Mr Ellis regarding the “continuous and incremental dips into DIFS funds” that had been taking place. He advised the Strategy Board that it was necessary to agree an approach to determine what demands on DIFS ought to be allowed. Accordingly, he proposed that officers for the two Councils be charged with resolving such an approach, with a view to reporting back to the Strategy Board, with proposals.

Action: Mr Martin and Ms Foster.

The Chairman said that, as regards community engagement, both Councils ought to fund events from their own resources.

Mr Ellis then informed the Strategy Board that landowners had received – and were continuing to receive – various demands for money from different bodies for a variety of purposes, including staffing back filling and studies, etc. He observed that there was adequate scope within DIFS to meet many of these requests but suggested that the landowners were “not the custodians” of the DIFS funds. He said that the Landowners’ Group were of the view that Wandsworth Council ought to be responsible for dealing with such requests, given that that Council had either received the bulk of the funds that the landowners had either already paid or had committed. Accordingly, given that the landowners were not prepared to allow for requests to be made and

allowed in this haphazard way, he had forwarded those that he had received to Mr Martin.

Ms Foster confirmed that Lambeth Council would agree to work in unison with Wandsworth Council in seeking clarity and on addressing the issue and to then report back to the Strategy Board at the October 2011 meeting. This proposal was agreed by the Strategy Board.

Action: Mr Martin and Ms Foster.

Mr Laycock then expressed his support for the proposed 'VNEB Expo' event and suggested that early consideration needed to be given to the establishment of a Strategy Board website that would publicise the regeneration plans, the developments being worked on, and to promote the events being organised. Mr Castle suggested that this initiative ought to be pursued by the Director of the Support and Delivery Team, when appointed.

Action: Support and Delivery Team.

Councillor Harrison noted that both Councils already had web pages devoted to the regeneration of the Opportunity Area, although, he conceded, they both needed to be improved.

The Strategy Board confirmed that recommendation (a) in the report was agreed and that the other recommendations would be addressed in accordance with the decisions taken during the discussion.

14. Communications Working Group

The Strategy Board received Papers Nos. SB11-36 and SB11-37, as information.

Mr Ellis informed the Strategy Board that the Working Group had held another meeting in the previous week at which they had considered two branding options that had been put forward by Saffron. At the meeting, a third option had emerged which appears to have merit and needs to be investigated further. Accordingly, Mr Ellis stated, the Working Group would require more time to explore the credibility of this new option and it would not be in a position to report, with recommendation, as intended, to the Strategy Board, at the special meeting in July 2011.

Mr Ellis added that following further consideration by the Working Group, they would engage with the Leaders of the two Councils and with Sir Edward Lister in order to sound them out on their views and to obtain political support for any proposal to the Strategy Board, in due course. In the meantime, he said, it was intended to stand down Saffron.

The Strategy Board endorsed this approach and noted that a report on branding would possibly be submitted to them, at the October 2011 meeting.

Action: Mr Ellis, Councillor Govindia, Councillor Reed and Sir Edward Lister.

Mr Ellis then said that he agreed fully on the need for a dedicated website aimed at promoting the Opportunity Area. He explained that, hitherto, the Working Group had held back from pursuing this initiative, concentrating singularly on the branding exercise. However, it was now possible for the two processes to run in parallel. To achieve this, it was necessary to have someone to co-ordinate the effort and to have a central contact point. He stressed that a dedicated website was essential in order to better communicate with the public, inform about developments and broadcast achievements more clearly.

Mr Martin, in endorsing Mr Ellis' view on the importance of a website whose role would be the dissemination of key data and the reinforcement of the branding (when agreed), said that the co-ordinating role was clearly one for the Support and Delivery Team to be responsible for.

Ms Lloyd also welcome the proposal to set up the website, and to do so at an early stage, which would, inter alia, contribute towards sustaining the interest that the Employment and Business Working Group had generated through highlighting employment and business opportunities in the Opportunity Area.

In reply to comments by Mr Tincknell posing the question whether it would be prudent to proceed with the establishment of the website at this stage or upon completion of the branding exercise, the Chairman stated that the tenor of the meeting appeared to be clearly in favour of proceeding at this time. Councillor Reed supported this view.

Councillor Harrison expressed the hope that, until a new brand was determined, the current 'VNEB' brand would be retained and used in all communication.

15. Support and Delivery Team - update

In introducing Paper No. SB11-38, Mr Brook advised the Strategy Board that Mr Joe Baker, currently employed at Wandsworth Council's Economic Development Office, had been appointed the Nine Elms Programme Coordination Administrator and would start work for the Support and Delivery Team on 18th July 2011. He said that the second appointment – of the Nine Elms Programme Coordinator – had also been made and that Mr Keith Trotter, who currently works for Lambeth Council, would commence work with the Team on 11th July 2011.

Mr Brook then explained that the Landowners' Group and Wandsworth Council had agreed on the need to make changes to the title, job description and remuneration package for the post of Nine Elms Team Leader, that was proposed to be re-titled 'Nine Elms Project Director'.

Mr Ellis explained that it was found to be necessary to reconsider and recast the role and job description of this post and to improve the remuneration

package in order to attract candidates of the right calibre. Accordingly, this exercise, which was being co-ordinated by Mr Matthew Evans-Pollard, was being undertaken in consultation with Ms Kay Buxton (formerly associated with the regeneration of the Paddington Basin). Mr Ellis informed the Strategy Board that the draft job description would be circulated to all parties, when the revising exercise was completed. The revised job description would then be submitted to the Strategy Board for approval, following which, the placing of advertisements and the recruitment process would commence.

Action: Mr Brook.

16. Development sites

(a) Schedule for Vauxhall Development Sites (Lambeth). Paper No. SB11-39 was received as information.

(b) Schedule of Nine Elms Development Sites (Wandsworth). Paper No. SB11-40 was received as information.

17. Any other business

(a) DIFS. Councillor Reed informed the Strategy Board that Lambeth Council would not agree to the DIFS until the Cabinet there had had the opportunity to consider it. Accordingly, the Council would not apply the DIFS until then. He advised the Strategy Board that his Council were only now able to begin to assess what S106 funding would become available to it and the Council was looking at planning applications in relation to the Council's Core Strategy. Therefore, it was necessary for the Council to assess how DIFS would affect this.

Councillor Reed then accepted a request by the Chairman for Lambeth Council to submit an update on the Council's position to the Strategy Board, at the next meeting.

Action: Councillor Reed.

In response to comments by Mr Castle regarding consultation on the Mayoral CIL, Sir Edward Lister stated that the Opportunity Area could not be excluded from the process. He suggested that the matter be best pursued outside the meeting. In response to further comments by Mr Castle and Mr Laycock, Sir Edward Lister said that the Mayor's Office would welcome representations and noted the need for further consultation on the subject. He added that the Mayor appreciated the problems facing the Opportunity Area and would seek to ensure that the latter was not disadvantaged by the CIL. However, he added, it was necessary to understand the Mayor's difficulties as well, in this regard. Accordingly, he reiterated the need for discussions outside the meeting.

Action: Landowners' Group and Sir Edward Lister.

19. Dates for future meetings.

The Strategy Board noted the dates for the next two meetings to be held on Friday, 15th July 2011 (special meeting) and Friday, 28th October 2011 (programmed meeting), and the deadlines for the submission of reports for these meetings to the Board Secretary. He drew attention to the deadlines for the submission of reports set out on the agenda paper, and reminded members, that, as agreed earlier, late reports would not be included in agendas, in future.

The Chairman reiterated that the business to be conducted at this special meeting would be restricted to the matter of the funding and financing for the Northern Line Extension, given the postponement of the outcome of the branding exercise and the delay in the completion of the consultation on the Northern Line Extension.

The meeting ended at 10.50 a.m.

Francis de Lima
Board Secretary

Strategy Board/FDL/1.7.11