

## **NINE ELMS VAUXHALL STRATEGY BOARD**

Minutes of the meeting held on Friday, 29th June 2012 at 9.30 a.m., at City Hall (The Chamber – 2nd Floor), The Queen's Walk, London SE1 2AA

### **PRESENT**

Members of the Strategy Board: Sir Edward Lister and Ms Fiona Fletcher Smith (Greater London Authority); Councillor Steve Reed (Co-Chair – in the Chair) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Co-Chair) and Councillor James Cousins (Wandsworth Borough Council); Mr Alex Williams and Ms Michelle Dix (Transport for London); Mr Matthew Townend (St James' Group); Mr Peter Halpenny (Ballymore Group); Ms Jan Lloyd (Covent Garden Market Authority); Mr Craig Lewis (Ernst & Young); Mr Jonathan Rawnsley (Sainsbury's); Mr Jim Moore (National Grid); and Mr Steve Riddell (CIT Developments Ltd.).

Officers and observers: Mr Colin Wilson and Mr Martin Scholar (Greater London Authority); Ms Carolyn Dwyer; Ms Sue Foster and Ms Sandra Roebuck (Lambeth Borough Council); Mr Chris Buss, Mr Nick Smales, Mr Steve Mayner, Ms Seema Manchanda, Ms Dinny James, Mr Chris Jones, Mr John Stone, Ms Susie Gray and Mr Bill McCluskey (Wandsworth Borough Council); Ms Helen Fisher, Mr Keith Trotter and Mr Joseph Baker (Nine Elms Support and Delivery Team); Mr Simon Wigzell and Mr Richard Tice (CLS Holdings); Mr Julian Ware and Mr Tom Burton-Page (TfL); Mr Tom Ward and Charles Hallatt (Banham); and Mr Mark Davey (Futurecity).

Apologies: Apologies for absence were received from Sean Ellis (St. James' Group); Mr Clive Morton and Mr Matthew Evans-Pollard (Covent Garden Market Authority); Mr Paul Martin, Mr Tony McDonald and Mr Roy Evans (Wandsworth Borough Council) and Cllr Lib Peck, Ms Alison Young, Mr Clive Fraser and Ms Erica Ballman (Lambeth Borough Council).

#### 1. Introductions

The Co-Chair welcomed all attendees to the meeting.

#### 2. Declarations of Interest

No declarations of interest were made.

#### 3. Minutes (30.03.12)

The draft minutes of the meeting of the Strategy Board held on 30th March 2012 – Paper No. SB12-25 – 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 the report - Paper No. SB12-26 - which set out the key achievements across the programme in the last three months and the anticipated activity in the next quarter. She referred to the large number of planning applications that had been approved in the period including Sainsbury's on Wandsworth Road, New Covent Garden Market, One Nine Elms and the CLS development of Spring Mews. Other significant events included the sale of Battersea Power Station to SP Setia and Sime Darby the preferred bidders; the submission of a detailed planning application for the US Embassy; and a launch event for Embassy Gardens with a projected start date for later this year/early 2013.

She also reported that on marketing and inward investment the impact of Carmargue is evident from the increased profile in the press and requests for interviews from leading domestic and overseas journalists. She also said that work would be carried out with City Hall which will be hosting a number of investment events during the Olympics. A further high profile event had taken place when Eric Pickles, the Secretary of State for Communities and Local Government, had visited the Riverlight scheme where he met apprentices from the Nine Elms Vauxhall programme.

The Board also agreed the office move of the Support and Delivery Team to offices in the Flower Market at New Covent Garden Market within the Opportunity Area.

The remainder of Paper No. SB12-26 was received as information.

## 5. Business Plan

Helen Fisher introduced the report – Paper No. SB12-27 – and the attached Business Plan for 2012/13 and 2013-16. She said that the report sought (a) approval for specific funding requests from the DIFS including establishing a pre-development budget, a budget for bringing forward infrastructure delivery, funding the second phase of the energy master plan unless other sources can be found and the second stage of the bridge feasibility study; and (b) approval of the DIFS Administration Budget until 2015/16. It was agreed to review the extension of the Administration Budget for a further 5 year extension to 2021 at a later date. All other requests were agreed.

She informed the Board that the Business Plan was focused on actions required for this year. She said that the report set out the following four key priorities:-

- (a) Establishing a strong approach to placemaking;
- (b) Ensuring local benefit;
- (c) Establishing the building blocks for success; and
- (d) Supporting delivery.

She then referred to further areas that would need to be considered in the near future. These included the management/maintenance issues associated

with the new developments, such as the linear park and whether the Working Groups are fit for purpose as the programme evolves.

Sue Foster welcomed the Business Plan and the proposed budget for the Support and Delivery Team until 2015/16. However, with regard to the budget up until 2021 there appeared to be £58,000 unallocated and she asked that this could be directed towards community engagement issues. Helen Fisher replied that further discussions could take place regarding the allocation of the budget and how to take forward community engagement work.

Helen Fisher said that Board Members will have two weeks to submit comments on the Plan and it was agreed that authority should be delegated to the Co-Chairs to sign off the final Plan. The Business Plan will then be submitted to both Lambeth and Wandsworth Councils in September 2012 for endorsement through each borough's formal processes.

Councillor Reed asked for a report on progress to be submitted to the next Board meeting.

Michele Dix thanked the Support and Delivery Team for their hard work in putting together the Business Plan.

All recommendations in Paper No. SB12-27 were approved with the exception of the five year Administration Budget extension which will be discussed at a later date.

**Action:** Helen Fisher

#### 6. Battersea Power Station

The Board received an update from Craig Lewis of Ernst & Young on progress on the sale of Battersea Power Station. He said that following the receipt of offers, the Malaysian consortium SP Setia and Sime Darby had been chosen as the preferred bidders. The due diligence procedures had nearly been completed and it was anticipated that contracts would be signed within a week. The proposed completion date was 4th September 2012 and the prospective owners had indicated their willingness to work with the existing agreed planning permission.

Craig Lewis agreed to a request from Councillor Govindia that the Board be notified as soon as possible if there are any problems with the sale process.

**Action:** Craig Lewis

#### 7. NLE Funding and Finance

On – Paper No. SB12-28 - Michele Dix informed the Strategy Board that the report by KPMG reviewing the funding and financing options for the NLE was still work in progress and would be available mid-July 2012. She apologised

for the delay and said that the report would be submitted to the September 2012 Board meeting.

Councillor Reed said the September meeting should focus on this issue particularly as the new owners of Battersea Power Station should be in place.

**Action:** Michele Dix

## 8. Pedestrian and Cycle Bridge

The Board received a presentation by Alex Williams on the proposed pedestrian and cycle bridge.

He reported that the initial feasibility study had indicated that the project was viable and that the estimated cost was £18 million but a sum of £30 million had been included in the DIFS. The next stage is a detailed study estimated to cost £75,000 that would look at various issues including the engineering design, landing points (particularly the difficulties of identifying sites north of the river), how cycles will be accommodated and a design competition for the construction of the bridge. The cost of the detailed study will be jointly met by TfL, landowner contributions and the DIFS Administration Budget. Ballymore were thanked for their contribution to the feasibility study. The two South London Boroughs are supportive of the scheme though there has yet to be any commitment from the City of Westminster north of the river.

Alex Williams indicated that the next stage feasibility work should be completed at the end of the calendar year. He noted however that the NLE was the team's main focus.

Richard Tice asked in view of the reference to the DIFS whether the cost of construction was to be met from private funds. Alex Williams explained that there was £24 million (of the estimated £30 million cost) allocated in the DIFS. However, given the shortfall on the NLE, the Board's priority, other funding sources such as the City Bridge Trust would be explored.

Sir Edward Lister said that whilst it would be good to have the bridge as a tangible sign of the development of the area, nothing must distract from the construction of the NLE. He referred to the new Emirates Air Line Cable Car across the Thames as an example of a transport project funded by sponsorship.

Councillor Govindia expressed the view that the bridge must be sited in a position to enhance the area and not coupled with an existing bridge which the City of Westminster might prefer.

Councillor Reed thanked Alex Williams for his presentation.

## 9. Cultural Strategy

The Board received presentations from Mark Davey of Futurecity on the Riverlight Cultural Plan and the cultural mapping for Nine Elms on the Southbank. Carolyn Dwyer provided an update on progress on the cultural work programme.

Carolyn Dwyer then referred to the Programme Director's update where she had mentioned the need for "placemaking". She said that the cultural mapping exercise was necessary to identify what exists in the area and the gaps in provision. A three-stage process is to be carried out as follows:- (a) cultural mapping; (b) shaping the cultural offer; and (c) bringing all of the strands together to attract cultural organisations and activities to the area. She then asked for representatives of the landowners to be volunteer to serve on the Tender Panel for the Cultural Masterplan tender. Matthew Townend from St James agreed to serve as the one of the landowners' representatives. Richard Tice put forward CLS/Vauxhall One Business Improvement District given their work renovating archways in the area. Both representatives were agreed.

**Action:** Carolyn Dwyer

Mark Davey then addressed the Strategy Board on the cultural mapping exercise. He gave details of similar projects being carried out in other countries which are bringing together mixed cultural, residential and commercial developments in a major regeneration scheme and having culture form an integral part of the character of the area.

He stressed the importance of creating an identity for an area and in the case of Nine Elms on the Southbank this would include the creative energy of the area. He envisaged a series of stepping stones from Tooley Street to the Battersea Power Station site and beyond. A cultural audit of the area has been carried out which is known to contain a large number of existing organisations with cultural influence. He explained that future cultural offers could include a major international cultural anchor such as a large gallery or a series of smaller anchors of a similar nature or other attractions such as the planned new food quarter. He said that these areas either develop organically as in the case of Shoreditch or as a 'forced' scheme such as the Kings Cross redevelopment where a large anchor tenant moves into the area.

He then outlined the mapping work that FutureCity had undertaken for the partnership which showcases and categorises some of the cultural offering in and around the programme area. He indicated that the partnership were welcome to use the graphic as presented and went on to outline how the mapping could be adapted and evolved over time for a variety of uses.

Councillor Govindia said that whilst some developments such as the US Embassy may attract American interest it should not be at the cost of existing organisations. Mark Davey pointed out that the additional space available could allow existing organisations to grow.

Richard Tice pointed out that the Vauxhall One Business Improvement District had used mapping. It had demonstrated how the arches at Vauxhall, which are a strong feature of the area, could be used to promote cultural initiatives.

Matthew Townend introduced the presentation on the Riverlight Cultural Strategy. He said that the strategy had added value to the scheme and had been provided within existing budgets. Mark Davey then gave details of the Strategy including the “play on the way” concept and the areas of contemplation. For the landscaping scheme three established artists had been commissioned to create natural play environments, light and water areas / installations, tidal forms and the Skystation sculpture.

Mark outlined the exciting plans for commissions from the three emerging international artists to be incorporated into the public realm at Riverlight. He suggested that this level of cultural embedding in design and planning could be an exemplar for other developers to follow.

Councillor Reed said he considered it to be an outstanding scheme and he thanked Mark Davey for his presentation.

#### 10. Housing Protocol

On – Paper No. SB12-29 – Chris Jones informed the Strategy Board that since the last presentation to the Board further landowners’ comments had been incorporated into the Housing Protocol as set out in the Appendix to the report. He also confirmed that the Protocol had been presented to all major registered providers who were likely to develop or purchase stock in the area. What was presented was the final version of the Protocol. He confirmed that all registered providers owning or managing stock in the area will now be required to sign up to the Protocol.

The Housing Protocol set out in the Appendix to Paper No. SB12-29 was approved.

**Action:** Chris Jones

#### 11. Branding and PR Protocol

On – Paper No. SB12-30 – Matthew Townend informed the Strategy Board that Carmargue had prepared the PR Protocol to assist Strategy Board members in promoting their schemes and the regeneration of the area in general. The voluntary guidelines for brand name “Nine Elms on the Southbank” have now been completed by Saffron.

Councillor Govindia asked if it would be helpful to notify the Strategy Board of those developers not applying the brand name. Matthew Townend explained that the Support and Delivery Team were monitoring the situation.

Richard Tice said that from his company’s point of view Vauxhall was a powerful name that attracted developers. Councillor Govindia reminded the

meeting that it had been a struggle to get cohesion on a brand name and did not support re-opening of the issue now that the brand had been launched. Councillor Reed said that he understood the reasons why developers wished to retain Vauxhall's identity. He took the view that as the developments progressed the naming issue would evolve naturally and that it could be discussed at the next Vauxhall landowners' meeting if Richard Tice wished to raise the issue.

Matthew Townend reiterated that the branding guidelines were voluntary but that he hoped that developers would see the value in using one cohesive brand for marketing purposes as the more it was used, the stronger it becomes.

The Branding and PR Protocols set out in Appendices A and B to Paper No. SB12-30 were approved.

**Action:** Matthew Townend

## REPORTS OF THE WORKING GROUPS

Cllr Reed requested that the Chairs' Updates be taken as read with exceptional items being flagged for comment where deemed necessary.

### 12. Transport Management Working Group Update

On – Paper No. SB12-31- and in addition to the items covered elsewhere on the agenda Michele Dix informed the Strategy Board that the Burns and Nice / SKM Colin Buchanan Vauxhall Gyrotory Study commissioned by TfL has been completed and sent to Lambeth Council but has yet to be discussed in detail with Lambeth or Wandsworth Councils.

Paper No. SB12-31 was received as information.

### 13. Housing and Social Infrastructure Working Group Update

Chris Jones introduced the report – Paper No. SB12-32 – that detailed recent activity by the Group. He reported that the sub-groups were now meeting and that terms of reference had been agreed and were attached to the report. An update report on affordable housing will be submitted to the Strategy Board in September 2012.

The recommendations in Paper No. SB12-32 were approved.

### 14. Public Realm Working Group Update

Carolyn Dwyer introduced – Paper No. SB12-33 – on the Group's recent activity including the work on culture outlined earlier in the meeting.

Paper No. SB12-33 was received as information.

15. Community Engagement Working Group Update

Sandra Roebuck introduced – Paper No. SB12-34 – on the Group's recent activity. She reported that a further Expo would be held in November 2012 and that a subgroup will be convened by Lambeth Council in order to plan for the Expo with input from all Working Group Chairs.

Paper No. SB12-34 was received as information.

16. Employment and Business Working Group Update

On – Paper No. SB12-35 - the Strategy Board were informed that successful procurement events for local businesses had been held on 19th and 20th June 2012 which had generated a high level of interest.

Paper No. SB12-35 was received as information.

17. Utilities and Wharves Working Group Update

Dinny James introduced – Paper No. SB12-36 – on the Group's recent activity. She informed the Board that Parsons Brinckerhoff had been appointed to carry out the production of the Energy Masterplan.

Paper No. SB12-36 was received as information.

18. Communications Working Group Update

Matthew Townend introduced – Paper No. SB12-37 – on the Group's recent activity. He reported that the website consultants had been appointed (EightandFour, a local company from Clapham) and it was anticipated that the renewed website would be in place by the commencement of the Olympic Games. All partners were asked to cooperate in providing content information when requested.

Paper No. SB12-37 was received as information.

OTHER ITEMS

19. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB12-38 was received as information.

20. Dates of Meetings

The remaining dates for Strategy Board meetings in 2012 are:-

Friday, 21st September  
Friday, 14th December



The meeting ended at 10.44 a.m.

Bill McCluskey  
Board Secretary