

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday, 8th March 2012 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 (Greater London Authority); Councillor Lib Peck (Co-Chair – in the Chair) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Co-Chair) and Councillor James Cousins (Wandsworth Borough Council); Ms Michele Dix and Mr Alex Williams (Transport for London); Ms Jan Lloyd (Covent Garden Market Authority); Mr Tim Seddon (St. Modwens); Mr Rob Tincknell (Battersea Power Station Development Company); Mr Jonathan Rawnsley (Sainsbury's) and Mr Richard Tice (CLS Holdings).

Officers and observers: Ms Samantha Wells (Greater London Authority); Ms Sue Foster, Ms Carolyn Dwyer and Ms Sandra Roebuck (Lambeth Borough Council); Mr Paul Martin, Mr Nick Smales, Mr Chris Jones and Mr Bill McCluskey (Wandsworth Borough Council); Ms Helen Fisher, Mr Keith Trotter, Mr Jamie Eagles and Mr Joseph Baker (Nine Elms Delivery Team); Mr Tom Burton-Page (Transport for London); Mr Jim Moore (National Grid); Mr Matthew Townend (St. James' Group); Mr Digby Nicklin (Network Rail); Mr Philip Gullett (Battersea Power Station Development Company) and Mr Phil Stride (Thames Tideway Tunnel).

Apologies: Apologies for absence from Strategy Board members and alternates were received from Mr Peter Halpenny (Ballymore); Mr Stewart Murray and Ms Fiona Fletcher Smith (Greater London Authority); Mr Sean Ellis (St James' Group); and Mr Keith Nethercot (Wendover Group).

1. Introductions

The Co-Chair welcomed all attendees to the meeting.

2. Declarations of Interest

No declarations of interest were made.

3. Minutes (14.12.12)

The draft minutes of the meeting of the Strategy Board held on 14th December 2012 – Paper No. SB13-01 – circulated with the agenda, were approved as a correct record and were signed by the Co-Chair.

On a general point concerning the Board's procedures, Councillor Govindia said that discussions had taken place between the Co-Chairs and they would be reviewing the contents of reports submitted to the Board to prior to despatch (note new Board Paper deadlines outlined at the end of the minutes).

4. Programme Director's Update

Helen Fisher introduced the report - Paper No. SB13-02 - which set out the key achievements across the programme in the last three months and the likely progress in the next quarter.

The most significant progress had been on the funding of the Northern line extension (NLE) as a result of the Government's loan guarantee of up to £1bn to fund construction. She referred to the presentation that Jones Lang Lasalle had made at the December 2012 meeting of the Board on the creation of a business district in the Nine Elms Vauxhall area. Following the presentation two workshops were held which endorsed the consultants' findings. The aim of creating a single business location is embedded in the proposed Business Plan for the area in 2013/14 to be considered later at the meeting. One outstanding recommendation that arose from the workshops was the identification of a "Champion" to promote the area. She invited the Board members to contact her with any suggestions they may have for this role.

With regard to communications, marketing and inward investment she reported that The Communications Group had been appointed for a two year period as the programme's PR advisors and they would be focussing on event based initiatives in addition to media engagement. Helen Fisher expressed her appreciation that the necessary sponsorship for the proposed delegation to MIPIM had been secured and the model was now being updated. The collaborative approach with the Foreign Office continues and an event is being held in March 2013 involving a tour for up to 25 foreign journalists. In addition, a pack containing recent press cuttings etc was tabled.

Helen Fisher informed the Board that all major schemes in the area, except one, now have planning permission and most have S106 agreements in place. The exception is Hampton House, where the planning application was due to be considered in the following week. Construction has started on four sites and residential sales at Riverlight, Vauxhall Tower, Embassy Gardens and Battersea Power Station have been very successful.

Councillor Govindia welcomed the news of the residential sales but asked about the level of activity there had been on commercial sales. Helen Fisher said that this was an area that needed to be looked at and taken forward as part of the follow up to the JLL work.

Action: Helen Fisher

Paper No. SB13-02 was received as information and the latest budgetary position was noted.

5. Performance Management Framework (PMF)

Keith Trotter introduced – Paper No. SB13-03 – which covered the period of the final quarter of the Nine Elms Vauxhall Business Plan 2012/13. He reported that performance against the plan was good with only one action of a priority project marked as red under the traffic-light performance management

system. He reiterated that the 188 actions contained in the current plan was too high and the new action plan for 2013/14 would focus on strategic/priority projects. He said that the amber rated actions had increased but this was mainly due to projects slipping a couple of months and was not yet a matter of concern.

He said that some of the targets set at the beginning of the financial year had perhaps been too ambitious and additional resources had been allocated where slippage had occurred such as Construction Logistics which was the subject of a separate report to be considered at the meeting as was the delay in progress on the Pedestrian and Cycle Bridge.

The Employment Brokerage scheme was originally scheduled to be in place by March 2013. It is now anticipated there will be a report to the Strategy Board in June 2013 for approval with a potential start date of December 2013. On the last point Jan Lloyd said that, whilst the Employment Brokerage was not yet in place, both Councils and training providers were liaising with developers to ensure that interim arrangements are in place.

Paper No. SB13-03 was received as information and the revised timescales were agreed.

6. Northern Line Extension Update

The Board received an update from Michele Dix – Paper No. SB13-04 – on progress on the NLE project.

She welcomed the decisions by both Lambeth and Wandsworth Councils to agree the funding and financing package together with other technical matters. Now that the consultation exercise was complete, and subject to the TfL Board's final approval, the Transport and Works Act Order (TWAO) would be submitted in April 2013.

Councillor Govindia queried the number of entrances planned for the proposed Nine Elms Station. The current design shows one entrance/exit facing south on to Wandsworth Road, whereas much of the new development will be to the north of the station. He asked if a north facing entrance/exit could be incorporated into the scheme. He also stressed the need for the design of the proposed station at Battersea Power Station to reflect the important nature of the station as the portal to a new town centre. Tim Seddon said the second access at the Nine Elms Station was critical for the development of the New Covent Market Garden site.

Michele Dix explained that TfL were under severe pressure to keep costs within budget and the provision of a further access point to the Nine Elms station would cost in the region of £5 million. Sir Edward Lister in supporting this point referred to the large risk being taken by the GLA in agreeing to take this loan from the Treasury, who would be monitoring expenditure closely. It was agreed to discuss this separately outside the meeting.

Councillor Harrison praised the efforts that had been made to satisfy residents concerns during the consultation exercise. The successful conclusion of that exercise allowed more effort to be directed at promoting the regeneration benefits of the programme area and the NLE. Cllr Peck agreed with this point and also stressed the need for consistent communications around the NLE and Enterprise Zone. At her suggestion, it was agreed that the creation of a joint communications plan on the promotion of the NLE should be investigated.

Action: Communications and Community Engagement Working Group

Paper No. SB13-04 was received as information

7. Nine Elms Vauxhall Partnership Business Plan – 2013/14

Helen Fisher introduced the report - Paper No. SB13-05 - which sought approval for the Nine Elms Vauxhall Partnership Business Plan 2013/14.

She reported that the Business Plan had been written following extensive consultation with the Working Groups and other partners. The report sought approval to delegate authority to the Co-Chairs to sign off the Business Plan including any minor changes by 28 March 2013. She said that the new Business Plan tightened the focus on strategic objectives and priority projects. One of the key objectives is the creation of a new business district to help ensure the delivery of our 25,000 new jobs.

The commencement of work on the NLE following agreement of the funding and financing package will affect the timing of the overall infrastructure programme. There is a four year indicative programme. There are insufficient resources for all the schemes identified and further prioritisation will be required.

Councillor Peck praised the new Business Plan as being much more concise and focussed. However, she considered that the vision had changed and the involvement of local people had been pushed back. Keith Trotter suggested that this would be looked into but certainly was not the intention.

Councillor Peck also stated that now that the financing of the NLE had been agreed she considered that other transport issues for the area should be the subject of a report to a future meeting. Councillor Govindia supported this view and pointed out that Riverlight would be occupied in 2014. He said that access to the site and connections to the rest of London must be provided. Richard Tice added that a high quality public realm needed to be in place to attract potential commercial occupiers.

Michele Dix said that the NLE funding package was not yet formally signed off and it was essential to keep costs under £1 billion. Sir Edward Lister concurred that the funding package must not unravel in any way and the Board must be seen as being serious in the financial management of the project.

The Board (a) approved the draft Nine Elms Vauxhall Partnership 2013/14 Business Plan; (b) delegated authority to the Co-Chairs of the Board to approve the final business plan including any minor changes received from partners by 28 March 2013; and (c) approved the other specific recommendations contained in the recommendation paragraph of Paper No. SB13-05, these being:

- approve an allocation of £50,000 from the pre-development fees budget to support detailed feasibility and design of public realm works (strategic links and river walk)
- note the contribution of £10,000 from the DIFs Administration budget towards development of the Partnership's construction logistics approach
- note the updated DIFs Administration budget for 2013/14 and forecast budgets for 2014/15 and 2015/16
- agree the proposed list of outputs for regular reporting to the Strategy Board.

Action: Helen Fisher

8. Pedestrian and Cycle Bridge Update

The Board received an update from Alex Williams – Paper No. SB13-06 – on progress on the proposed pedestrian and cycle bridge.

He reported that five options for the bridge had been assessed as set out in the feasibility study attached to Paper No. SB13-06. The most feasible options were 1 and 2. The next steps were further detailed consultation during the summer followed by a design competition. A funding package will be worked on to determine if the bridge can be delivered earlier than set out in the current DIFs programme.

The need for a strong communications plan for the bridge, particularly for Westminster residents, was stressed. Councillor Govindia expressed the view that as developments proceed, particularly the NLE, the benefits of access to Nine Elms on the South Bank from the northern bank of the river will make the bridge a more attractive prospect. It was agreed that this issue be discussed further at the Communications and Community Engagement Working Group.

Action: Communications and Community Engagement Working Group

The recommendations in Paper No. SB13-06 were approved.

9. Construction Logistics

Jamie Eagles introduced the report - Paper No. SB13-07 - which sought endorsement of the co-ordinated approach to construction logistics activity across the Nine Elms on the South Bank area.

Jamie Eagles reported that in anticipation of the NLE and Thames Tideway Tunnel schemes commencing there is a need to co-ordinate work to ensure that all projects can proceed smoothly. It was noted that an initial review had been carried out to as part of the TWAO application. A brief had now been prepared with a view to the appointment of consultants to co-ordinate a detailed strategy for construction logistics across all major schemes. It was agreed that results would be brought back to June's Strategy Board.

Action: Jamie Eagles.

Jan Lloyd said that this was a crucial piece of work and referred to the recent helicopter crash in Nine Elms that had a major effect on the Flower Market as an example of the need for contingency planning. She did, however, request that existing businesses be included as well as new developments in the co-ordination strategy. Jamie Eagles said that ensuring safety is a key objective of the work being undertaken .

Councillor Harrison highlighted the dangers for pedestrians and cyclists with the number of heavy construction vehicles and lorries in the area. Jamie Eagles explained that there would likely be an accreditation exercise for HGV drivers working in the area.

The recommendations set out in Paper No. SB13-07 were approved.

REPORTS OF THE WORKING GROUPS

10. Communications and Community Engagement Working Group Update

The report of the Working Group – Paper No. SB13-08 – was received as information.

11. Employment and Business Working Group Update

On – Paper No. SB13-09 – Jan Lloyd thanked both Councils for agreeing their contributions to the Skills Forecasting commission which was now ready to be tendered. The report was otherwise received as information.

16. Housing and Social Infrastructure Working Group Update

The report of the Working Group – Paper No. SB13-10 – was received as information.

17. Public Realm Working Group Update

On – Paper No. SB13-11 – Carolyn Dwyer said that an allocation of £50,000 had been included in the new Business Plan for the development of the public realm guidance document. The report was otherwise received as information.

18. Transport Management Working Group Update

On – Paper No. SB13-12 – Michele Dix referred to the ongoing discussions between TfL and Lambeth Council concerning the options for the Vauxhall Gyrotory and the Bus Station. The report was otherwise received as information.

19. Utilities and Wharves Working Group Update

The report of the Working Group – Paper No. SB13-13 – was received as information.

OTHER ITEMS

20. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB13-14 was received as information.

21. Dates of Meetings

The following dates for Strategy Board meetings in 2013 were agreed:-

28 June 2013	Paper deadline:	14 June 2013
27 September 2013		13 September 2013
13 December 2013		29 November 2013

The meeting ended at 10.24 a.m.

Bill McCluskey
Board Secretary