

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday, 28th June 2013 at 9.30 a.m., at City Hall (Committee Room 5), 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) and Councillor Mark Harrison (Lambeth Borough Council); Councillor Ravi Govindia (Co-Chair – in the Chair) and Councillor James Cousins (Wandsworth Borough Council); Ms Michele Dix and Mr Alex Williams (Transport for London); Mr Sean Ellis (St James' Group), Mr Peter Halpenny (Ballymore Group), Ms Jan Lloyd (Covent Garden Market Authority), 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, Ms Samantha Campbell and Mr Joseph Baker (Nine Elms Delivery Team), Mr Will Muse (Transport for London), Ms Tamara Jax-Birgfellner (Network Rail), Mr Philip Gullett and Mr Matthew Townend (Battersea Power Station Development Company), Mr Simon Wigzell (CLS Holdings) and Mr Phil Stride (Thames Tideway Tunnel).

Apologies: Apologies for absence from Strategy Board members and alternates were received from Mr Tim Seddon (St. Modwens) and Mr Rob Tincknell (Battersea Power Station Development Company).

1. Introductions

The Co-Chair welcomed all attendees to the meeting. He explained that, in accordance with the Strategy Board's governance arrangements, whereby the Chair of the Strategy Board rotates annually between the Leaders of Lambeth and Wandsworth Council, he would be chairing the meetings for the next year.

2. Declarations of Interest

No declarations of interest were made.

3. Minutes (08.03.13)

The draft minutes of the meeting of the Strategy Board held on 8th March 2013 – Paper No. SB13-15 – 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. SB13-16 - 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 areas of progress in the previous quarter had been the submission of the TWAO by TfL in respect of the NLE and the development of the Jobs Brokerage and Joint Co-ordination Unit proposals by Lambeth and Wandsworth Councils.

She highlighted a number of issues that require greater focus over the coming months in order that the schemes do not lose impetus. These included:-

- (a) Linear Park – Whilst the design elements are progressing well, the question of future management arrangements needs to be resolved;
- (b) Vauxhall Gyrotory – Discussions continue between TfL and Lambeth Council concerning the options for this important traffic system/transport hub;
- (c) Utilities – Options for the electricity sub-station are being explored. Thames Water Authority to provide details of their requirements (foul water sewers etc);
- (d) Construction logistics - A separate report on this topic is to be considered latter in the meeting; and
- (e) In response to the findings of the Jones Lang LaSalle report, which amongst its recommendations proposed the creation of a single business location for the area, Pam Alexander, Chair of the Covent Garden Market Authority, had agreed to assist in developing this concept.

Helen Fisher then referred to the recent developments in the areas of communications, marketing and inward investment. She introduced Samantha Campbell who had joined the Nine Elms Delivery Team as Communications and Marketing Manager. As part of her role she would be looking at the internal communications arrangements to ensure that all parties have access to all relevant information. She thanked Eyvind Ryans who had been covering this area of work on a temporary basis. She also mentioned the Vauxhall One Missing Link public realm design competition which had been very successful and received widespread media coverage.

With regard to development, Helen Fisher informed the Board that this was accelerating and it was anticipated that construction of 3,000 residential units will commence by the end of the year.

Action: Helen Fisher

Richard Tice referred to the discussion at the previous meeting concerning the possibility of the construction of a second north-facing entrance at the proposed Nine Elms Station on Wandsworth Road. He said that it was important that this issue continued to be highlighted. Sir Edward Lister reminded the Board that a condition of the agreement to obtain the finances from Central Government for the NLE was that the monies would be strongly

ring-fenced. Michele Dix pointed out that because of the funding limitations it would be difficult to provide additional ticket halls or escalators. However, she said that the possibility of providing an additional entry/exit facility to a common ticket hall could be examined. A number of Board members stressed the importance of a second entrance given the significant quantum of development to the north to be served by the new station including Embassy Gardens, the Embassies, NCGM and the RMG site. Michele Dix stated that the possibility of providing an additional entry/exit facility could be examined.

Councillor Govindia further suggested that as St Modwens were currently re-working their plans for the NCGM site it would be useful for them to meet TfL to discuss the possibility of a second entrance and its impact on their scheme.

Concern about proposed permanent and temporary landtakes to facilitate the NLE was also expressed. Michele Dix advised that TfL expected to resolve these matters with the affected landowners before the public enquiry and that negotiations were in train.

Action: Michele Dix

Paper No. SB13-16 was received as information and the latest budgetary position was noted.

5. Performance Management Framework (PMF)

Keith Trotter introduced – Paper No. SR13-17 – which covered the period of the first quarter of the Nine Elms Vauxhall Partnership Business Plan 2013/14. He gave a snapshot of the priority projects with red rated actions:-

- (a) Construction Logistics – As a result of delays in the provision of data, the Consultants report on Stage 1 will be completed in July rather than June 2013. A report on their findings will be submitted to the Strategy Board in September 2013;
- (b) Pedestrian/Cycle Bridge – The feasibility study, which was due to be completed in June, would continue into the autumn. The design competition would now take place in 2014;
- (c) Cultural Master Plan – The Stage 1 work is completed and an executive summary is currently being drafted. Stages 2 and 3 have been flagged red as completion dates have not been set;
- (d) Linear Park – As mentioned in the Programme Director's report, agreement has still to be reached on the management arrangements for the park; and
- (e) Planning of Local Services and Social Infrastructure – The existing capacity mapping and school place requirements exercise has been pushed back to capture the updated census information and will now be completed later in the year.

In response to a point made by Jan Lloyd on the need to promote the proposed pedestrian and cycle bridge, particularly in light of the media coverage being given to the planned "Garden Bridge" further down the river,

Councillor Govindia agreed that it was important to maintain a high profile on this issue.

Paper No. SB13-17 was received as information and the revised actions were agreed.

6. Jobs Brokerage/Co-ordination Unit

Nick Smales introduced the report – Paper No. SB13-18 – on establishing the Joint Co-ordination Unit (JCU).

He reminded the Board of their decision in December 2012 to establish a JCU, which would provide a single point of contact for employers and a client function for the job brokerage systems in Lambeth and Wandsworth.

He gave an overview of how the JCU would operate in a two-way manner with employers across the area contacting the JCU with their staffing requirements which they will then match against the flow of suitable applicants referred from the Borough brokerages. Similar schemes have been used for the Olympics and Crossrail. Employment Agreements (Employment and Skill Plans) are being agreed with land owners and the Councils that are designed to prioritise local residents. He pointed out that there was a potential pool of applicants with 6,500 people in receipt of Job Seekers Allowance in Wandsworth and 12,000 in Lambeth.

Michele Dix asked whether, given the large number of jobs that will be linked to major tunnelling schemes (e.g. the NLE and Thames Tideway Tunnel), the JCU would be establishing a link with the Tunnelling Academy. Nick Smales agreed that this could be a productive link and said that a visit to the Academy would be arranged.

Action: Nick Smales

Sir Edward Lister commented that, whilst the Academy had been a great success, there was some anecdotal evidence that local schools were not directing pupils towards careers in this important industry. Jan Lloyd pointed out that local colleges participated in the Employment and Business Working Group and that they were very aware of the opportunities the regeneration schemes will bring.

Councillor Peck asked why school visits were not shown in the output statistics as she considered that they should be included in future reports. Jan Lloyd pointed out that school visits were included in the Section 106 agreements between the developers and the Council so there was an obligation that they were undertaken. A target is to be developed.

Sean Ellis then raised the issue of the retention of staff. He said that St. James' had taken on a number of apprentices to work on the Riverlight scheme but for various reasons they had not been able to retain all of these employees. Nick Smales responded by stating that the JCU would be able to

assist this process as they would only be putting forward candidates who had been screened at one of the Borough brokerages and were suitable for the vacancy. At present people were being referred directly from Job Centre Plus without having undergone the intensive screening process that is being put into place.

Phil Stride said that it would be useful to build links with Thames Water whose contracts include clauses concerning employing local people and school visits.

Councillor Govindia said that from the Boroughs perspective they had a mentoring role to play. He also said that now that the Partnership has an agreed approach to dealing with local employment all parties should be able to refer to this, rather than engaging in individual deals with other companies/agencies outside of the JCU structure.

The recommendations in Paper No. SB13-18 were approved including the JCU Business Plan and funding arrangements.

Action : Jan Lloyd

7. Supply Nine Elms Vauxhall

Frances Farragher introduced the report - Paper No. SB13-19 - which set out the progress made in securing resources for delivery of the Supply Nine Elms Vauxhall programme.

She reported that there were buoyant business sectors in both Boroughs, particularly for small and medium sized enterprises (SMEs), who could be involved in the Supply Nine Elms programme. These SMEs have a global reach and export to many countries. Whilst it was good that larger companies would be involved, the SMEs would form the core of the supply programme, although they may need some support in forming consortia.

Tenders have been invited from consultants for a contract to deliver all elements of the Supply Nine Elms programme, including contractor engagement, supplier engagement and development and brokerage activities. A major showcase event is being held at Battersea Power Station on 10th/11th July 2013 sponsored by both Boroughs. She referred to the work carried out in Lambeth, including the Shell Centre, by Braeburn Estates through the South London Procurement Network (SLPN). These developers have a good record of using local supply chains and both Lambeth and Wandsworth are working closely with them to deliver a range of services including events, workshops and briefings.

Councillor Govindia welcomed the proposals but said that it was important systems were in place to measure the outcomes of these initiatives.

Action: Jan Lloyd

The recommendations in Paper No. SB13-19 were approved.

8. Construction Logistics

Jamie Eagles introduced the report - Paper No. SB13-20 - which sought endorsement of the co-ordinated approach to construction activity across the area.

Jamie Eagles referred to the previous approval by the Strategy Board of joint funding and commissioning, with TfL and Thames Tideway Tunnel (TTT) of the development of a construction logistics and resilience strategy. Peter Brett Associates (PBA) were selected by a Panel reflecting all the key partners to carry out this work. They have commenced work on the contract and are at the data gathering and analysis stage, together with building on the work already undertaken. An indicative phasing plan is being prepared which will plot predicted construction traffic movement across the area. This work is not complete but early indications confirm the peak periods forecast for the next ten years. The key themes emerging as critical factors include:-

- (a) Upgrading of utilities
- (b) The phasing of investment in highways and public realm and
- (c) The phasing of investment in public transport to support the arrival of construction workers and new residents etc.

Jamie Eagles said that before the publication of the PBA report there were a number of initiatives that could form part of a Construction Charter and which would be beneficial. These could be introduced in the summer/autumn of 2013 and include:-

- (a) Improved signage;
- (b) Introduction of a single contact point;
- (c) Installation of "Trixi" mirrors to signs and traffic signal to improve the safety of cyclists;
- (d) Advanced stop lines at junctions;
- (e) Contractual commitment to best practice;
- (f) HGV use of Bus Lanes; and
- (g) HGV holding points.

Action: Jamie Eagles

Jan Lloyd welcomed the proposal concerning the contact point but considered that it was important that systems are in place to ensure that all interested parties are aware of developments/issues that will affect them. As an example she referred to the removal of the crane at St. George Tower planned for the following weekend. She said that CGMA had not been informed of these works that would necessitate the closure of Nine Elms Lane. She pointed out that this work could have a major detrimental effect on the Market and they should have been given adequate notice in order to take measures that would minimise the impact.

Councillor Govindia said that it was essential that, as soon as knowledge of disruption of this type is to occur, it is disseminated as quickly as possible, not only to businesses and developers but residents as well. Sean Ellis added

that it was imperative to identify who is responsible for distributing this information as reputation was important and the area must not become known for traffic log-jams. Alex Williams asked where the contact point post would be situated; Jamie Eagles said that this had yet to be determined. Helen Fisher added that no resources for the post had yet been identified.

On the question of traffic disruption, Michele Dix said that lessons had been learned from the Olympics and TfL's Traffic Co-ordination Unit will assist in minimising these problems. She also said that it would be helpful when planning permission is granted for a site, that permission for out of hours deliveries during the construction phase be included.

Councillor Harrison referred to the possibility of an HGV holding area and the potential problems that might cause. He suggested that the use of undeveloped sites be investigated for that purpose. Jamie Eagles said that this would be examined through the PBA commission

Action: Jamie Eagles

The recommendations set out in Paper No. SB13-20 were approved.

9. Working Groups Chair's Updates

The report – Paper No. SB13-21 – was received as information.

10. Development Sites Planning Update

The Development Sites Planning Update – Paper No. SB13-22 was received as information.

11. Dates of Meetings

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

27th September 2013
13th December 2013

The meeting ended at 10.35 a.m.

Bill McCluskey
Board Secretary