

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday 16th December 2016 at 9.30am, at City Hall (Committee Room 3), The Queen's Walk, London SE1 2AA

PRESENT

Members of the Strategy Board: Councillor Lib Peck (Co-Chair – in the Chair, Lambeth Council); Councillor Ravi Govindia (Co-Chair) and Councillor Steffi Sutters (Wandsworth Council); Jules Pipe and Fiona Fletcher-Smith (Greater London Authority); Danny Calver (Transport for London); Janet Greenwood (Tideway); Nick Trollope (Berkeley Group); Tim Seddon (St Modwen); Gordon Adams (BPSDC); Simon Wigzell (CLS Holdings); Aseem Sheikh (Vauxhall One); Daniel Tomkinson and Pam Alexander (Covent Garden Market Authority).

Officers and observers:

Sandra Roebuck, Sue Foster, Jo Sloman, Trisha Boland, and Conor McDonagh, (Lambeth Council); Steve Diamond, Jamie Eagles, Katharine Yexley and Anne Mullins (Nine Elms Delivery Team); Samantha Wells (Greater London Authority); John Kirkup (Transport for London); Andy Forestiero (Thames Water); Mandy Skinner, Mark Hunter, and Fiona Rae (Richmond and Wandsworth Councils).

Apologies: Councillor David Amos (Lambeth Council); David Hughes (Transport for London); Peter Halpenny and Tristan Stout (Ballymore Group); Prof. Juan Cruz (Royal College of Art); Lucy Thatcher (Richmond Council); Richard Hill (Thames Water); Shaun Mobsby (Network Rail);

• Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting.

Gordon Adams, BPSDC, declared an interest in the Health Facilities item as BPSDC was the landowner in the area. The Strategy Board also heard that Gordon Adams had taken over from Sean Ellis as Chair of the Landowners' Group.

• Minutes of the Last Meeting

The minutes of the meeting of the Strategy Board held on 30th September 2016 were confirmed and signed as a correct record.

• Revised Strategy Board Arrangements

Steve Diamond introduced the item and explained that it followed on from the update provided at the last Strategy Board meeting. It was noted that the report set out the origins of the Strategy Board and the drivers for change. The Partnership was last

reviewed in 2015 and the proposals in this report aimed to streamline the governance and resourcing arrangements. It was highlighted that the key change was the reduction in the number of meetings, from four to two per year, which had been agreed at the last Strategy Board meeting. It was noted that there would also be a review of the working groups. Steve Diamond explained that an increasing amount of activity would be undertaken at borough level but that there was still a need for the Partnership in terms of strategic oversight.

It was noted that references to the business plan had been removed but that metrics, milestones, and risks would still be reported to the Strategy Board. Steve Diamond explained that the removal of references to the business plan did not mean that it was no longer needed but only that it would not be formalised within the terms of reference.

Cllr Govindia commented that this review marked the success of the Strategy Board in ensuring the momentum of delivery which was now almost without hindrance. It was noted that the focus had now shifted to place-making instead of planning and that there was value in the continued oversight from the Strategy Board.

RESOLVED – To agree the recommendations set out in Paper No. SB16-02.

- **Delivery Team Update**

Steve Diamond introduced the item which updated the Strategy Board on the progress of the Delivery Team. It was reported that Nick Smales had left Wandsworth Council in September 2016 and that Steve Diamond had taken over the management of the Delivery Team. It was explained that Wandsworth Council had entered into a Shared Staffing Arrangement with Richmond Council on 1st October 2016. It was highlighted that, although all Wandsworth and Richmond Council staff were now jointly employed, there had been no material change to the Delivery Team. It was noted that Jamie Eagles would be leaving the Delivery Team at the end of February.

Steve Diamond explained that the Delivery Team would be relocating from the CGMA to Wandsworth Town Hall as the Flower Market building is due to be demolished in March 2017. However, it was noted that the Delivery Team was looking to maintain a presence in the Nine Elms area with adequate meeting space. Although Lambeth had kindly offered hotdesking space for the team, it was explained that the Delivery Team had not yet secured an appropriate meeting space and any suggestions from the Partnership were welcomed.

Jamie Eagles updated the Strategy Board that works had commenced in relation to the surface water network on Ponton Road. It was noted that significant progress had been made in concluding commercial negotiations for the District Heat Network and that construction was due to commence in March 2017. However, some delivery issues needed to be resolved in relation to Ballymore's site at it was agreed that Jamie Eagles would draft a letter from the Co-Chairs. Jamie Eagles thanked all those involved in this progress, particularly Peter North at the GLA.

It was noted that similar support was planned for developments in Vauxhall and additional data was being sought from developers in the Vauxhall Cluster in order to develop a brief to examine options for a district heating network within Vauxhall. It was explained that the GLA had confirmed funding for this but was awaiting the appointment of their consultant panel and the completion of a detailed brief in order for this work to progress.

Cllr Govindia enquired about the progress in relation to telecommunications and mobile coverage in the Nine Elms area and asked whether landowners had come forward with suitable sites. Jamie Eagles informed the Strategy Board that one suggestion had been received from Bellway but that seven strategic masts were still required in order to provide sufficient 4G coverage to ensure that the area was business friendly. Jamie Eagles highlighted that there was sufficient provision on the Western side of Nine Elms but urged landowners to assist in the search for permanent or temporary sites around Vauxhall and Albert Embankment. Cllr Govindia stressed that high quality telecommunications was an important part of place-making for Nine Elms. Gordon Adams noted that, as the Chairman of the Landowners' Group, he would raise this at the next Landowners' meeting.

Members of the Strategy Board extended their thanks to Jamie Eagles for his dedication and high quality work and wished him well in his new role.

RESOLVED – To note the Nine Elms Delivery Team and Programme update.

- **Health Facilities**

Sandra Roebuck introduced the item and explained that this was a critical undertaking to ensure that social infrastructure was in place for both current and new residents in the Nine Elms area. It was noted that Christine Clayton, Lambeth CCG, Katie Denton, Wandsworth CCG, and Andrew Grimes, Project Consultant, were in attendance to provide a detailed update and to answer any questions.

Andrew Grimes informed the Strategy Board that 34,000 people were predicted to move into the Nine Elms area over the next ten years. It was noted that planning for this influx of people had begun in 2012 and the proposals for health facilities in the area were currently in the process of obtaining final approval within the NHS.

It was noted that there were three stages of the programme which would have a total cost of £25.6 million:

Stage 1 – immediate investment in three existing Lambeth GP practices which would ensure sufficient provision for the next few years to meet the needs of the first wave of residents moving into the Nine Elms area.

Stage 2 – the Sleaford Street s.106 scheme would be developed, becoming operational in 2020-2021.

Stage 3 – Nine Elms Square s.106 scheme would be developed, becoming operational in 2023-2024.

It was noted that the business case was based on forecast numbers but it was emphasised that part of the planning work for health would be monitoring actual population growth and adapting capacity planning accordingly. It was noted that the NHS had some guidance on creating capacity which had been used in the business case.

Andrew Grimes explained that various options had been considered in relation to the process and potential sites but the limiting criteria were the tight geographic boundaries and the large amount of development in north Lambeth. It was also explained that it was not possible at this stage to determine people's preferences but that the plan met expected growth in the area.

It was noted that, confirmation of funding for Stages 1 and 2 was required by April 2017. Andrew Grimes explained that the funding for Stage 2 was required at this stage to ensure that NHS bodies had confirmation that full capital funding was in place in order to instruct NHS Property Services or another designated organisation to enter into an Agreement to Lease for Sleaford Street with Battersea Power Station Ltd (BPS) during 2017.

Christine Clayton informed the Strategy Board that population growth outside of the Opportunity Area was projected in Lambeth in the coming years and that there were plans to build capacity in Lambeth as well as the Nine Elms area. It was explained that population changes would be monitored as well as the makeup of the population to ensure the best use of resources. It was highlighted that it was not intended to increase the number of practices but there were plans to increase GP partnership working. Christine Clayton explained that the business case was approved in September 2016 by Wandsworth and Lambeth CCGs and the NHS.

Katie Denton noted that current increases in population were being managed and that CCGs had confirmed their commitment to Nine Elms in the longer term.

Cllr Govindia highlighted that there was a perception in the Patmore Estate that existing health facilities were not of a sufficiently high standard and enquired whether any interim improvements were planned. Katie Denton explained that a fund had been made available in the last year for improving existing facilities.

Cllr Peck noted that there was a lot of pressure in Stage 1 and a lack of funding. Christine Clayton highlighted that service delivery was transforming and that surgeries often used online and phone consultations and encouraged increased use of pharmacies. It was also noted that a bid was being submitted to One Public Estate in order to secure funding. It was highlighted that the focus was for health facilities in the area to be sustainable and resilient.

Cllr Peck suggested that the Co-Chairs could write a letter on behalf of the Strategy Board highlighting the significant pressure on health facilities in the area. Cllr Govindia agreed and enquired whether any consideration had been given to the type of practice(s) that would be established in the area. Andrew Grimes noted that this was the purpose of the monitoring programme. He noted that the area might be comparable to Canary Wharf where there were phases of increased population which might begin as a younger population but progress to include more families. It

was explained that the monitoring programme aimed to match services to the emerging population.

Cllr Sutters noted that travel times to GP surgeries were important for local people and enquired whether this had been considered. Andrew Grimes explained that this had been taken into account in the business case. It was also noted that travel would likely change as a result of developments such as the extension of the Northern Line.

RESOLVED – To agree the recommendations set out in Paper No. SB16-04.

- **Vauxhall Cross**

Sandra Roebuck introduced the report and explained that, following the 2015 consultation, TfL had published the 'Responses to Issues Raised' consultation report which set out the changes that had been incorporated into the design and the next steps for the project. Sandra Roebuck explained that there would be further consultation on the detail but that the project would proceed. It was also noted that over two thirds of respondents to the consultation had been in support of the proposals.

Sandra Roebuck informed the Strategy Board that the designs for the bus station and public spaces were being reviewed following the receipt of consultation feedback. It was anticipated that the review would be completed in December 2016. It was noted that RIBA Stage 3 would commence in January 2017 and the planning submission for the bus station was programmed for spring 2017.

Cllr Govindia enquired whether Strategy Board members would see preliminary drawings before the application for planning permission was submitted. Sandra Roebuck explained that a fairly detailed design had been produced and this would be circulated to Strategy Board members for comment.

Sandra Roebuck noted that a fundamental part of the strategy was to reduce the number of cars. It was explained that the design had increased space for pedestrians, including a new square outside Vauxhall station. Sandra Roebuck explained that the plans for the area also included improved bus journeys. Cllr Peck noted that this was a key concern of local people.

Pam Alexander noted that Vauxhall was the only area of London where it was not possible to see when buses would arrive and depart. It was enquired whether the new bus station would include signage, electronic countdown indicators, and links with apps. Sandra Roebuck explained that the bus station would be modernised and that a series of signage strategies were being considered. It was also envisaged that public art would be included in the signage strategy.

RESOLVED – To agree the recommendations set out in Paper No. SB16-05.

- **Arts and Culture Business Case**

Steve Diamond introduced the item and explained that the business case had been updated to include comments from landowners and the Lambeth and Wandsworth Council Arts Teams. It was noted that a key element of the Strategy was to provide clarity on the vision for the area and to co-ordinate the activities in the boroughs.

It was explained that the business case sought funding from Lambeth and Wandsworth Councils' Development Infrastructure Funding Study (DIFS); this was usually agreed in the January cycle of meetings. It was explained that the voluntary contributions from landowners aimed to be equitable based upon the scale of their schemes. It was noted that there had been some issues with this contribution and s.106 contributions and that this issue would be taken into consideration. It

Anne Mullins updated the Strategy Board that the Nine Elms Vauxhall Partnership had agreed to be the major sponsor for the London Festival of Architecture which would take place from 1st – 30th June 2017 with the theme 'memory'. It was noted that the Delivery Team would contact all key stakeholders to develop the programme.

It was noted that the Smithsonian was interested in delivering a five year creative skills programme for young people in Nine Elms, potentially based at The Rose Community Centre and working with local charity FAST. It was explained that the Smithsonian had applied to the US Embassy to fund an in depth feasibility study. It was noted that the programme aimed to include mentoring, creative skills, and training targeting difficult to reach young people.

Anne Mullins also informed the Strategy Board that Tate Exchange had held the first of a series of workshops on 15th December 2016 which had been attended by around 30 people. The workshops would be held at three galleries – Pump House, Gasworks, and Beaconsfield and would explore the local area using clay and digital media. It was explained that the workshops were targeting 14 – 25 year olds and a final showcase event will take place at Tate on 10th March 2017. It was also noted that members of the Strategy Board and Cultural Steering Group would be invited to view the programme at some point in 2017.

Cllr Peck enquired how these events were aiming to attract local young people. Anne Mullins explained that this was the first time that these three local galleries had worked together and that each gallery would be drawing on existing links as well as developing new links. It was also noted that it was hoped to use the connections of the Lambeth and Wandsworth Council Arts Teams as well as local schools and businesses. Sandra Roebuck noted that there was also a lot of local activity underway, including the firestation proposal engaging artists and local residents and building links with schools.

Gordon Adams noted that all landowners supported the Arts and Culture Strategy and congratulated Anne Mullins and the Team for putting this in place. Pam Alexander commented that the Strategy was helping to create a very special place by working with local communities and. It was suggested that this three year holistic

programme would have a long-lasting impact and create a place that had character and credibility in the local community, London, and worldwide.

RESOLVED – To agree the recommendations set out in Paper No. SB16-06.

- **JCU Transition Report**

Steve Diamond introduced the report and explained that it primarily reported the decisions that had been made. It was explained that the Joint Co-ordination Unit (JCU) was set up by Lambeth and Wandsworth Councils to co-ordinate construction employment and training opportunities in the Nine Elms area for local residents. It was noted that the JCU's three year business plan ended in March 2017 and that, after this, it has been decided that the JCU's activity would be transferred to the borough brokerages. It was explained that transition plans were in place and that the brokerages would work with developers. Steve Diamond reported that delivery was still on track and that 30 apprenticeships had commenced.

RESOLVED – To agree the recommendations set out in Paper No. SB16-07.

- **Phasing Study Update**

Steve Diamond informed the Strategy Board that a full update on the Phasing Study was currently being produced. It was noted that the outstanding work was due to be completed in January 2017 and that the update would be presented at the next Strategy Board meeting.

RESOLVED – To note the Phasing Study update.

- **Nine Elms Pimlico Bridge Update**

Steve Diamond explained that Wandsworth Council had finalised a contract with the Design Team who were currently being mobilised. It was also noted that the Nine Elms Pimlico Bridge was a key infrastructure project for the area and that there would be more to update in 2017.

Cllr Peck also noted that this would feed into the Gyrotory work at a later date.

RESOLVED – To note the Nine Elms Pimlico Bridge update.

- **MIPIM 2017**

Steve Diamond noted that Nine Elms Vauxhall would be represented at MIPIM 2017. It was explained that six sponsors had been secured and that there would be a meeting with these sponsors in the new year.

Steve Diamond informed the Strategy Board that the model would be updated in preparation for MIPIM 2017. It was noted that partners could contact the Delivery Team regarding any updates to be included in the model.

RESOLVED – To note the MIPIM 2017 update.

- **Any Other Business**

Aseem Sheikh informed the Strategy Board that Vauxhall businesses had re-elected Vauxhall One Business Improvement District for a second term.

- **Dates of Future Meetings**

It was confirmed that the meetings of the Strategy Board in 2017 had been scheduled for the following dates:

Friday 7th April 2017, 9am

Friday 29th September 2017, 9.30am

The meeting ended at 10.45am.