

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Thursday 21 July 2016 at 9.30pm, at City Hall (Committee Room 5), The Queen's Walk, London SE1 2AA

PRESENT

Members of the Strategy Board: Councillor Ravi Govindia (Co-Chair – in the Chair, Wandsworth Council); Councillor David Amos (Lambeth Council); Councillors Steffi Sutters and Sarah McDermott (Wandsworth Borough Council); Sean Ellis (St James' Group); Aseem Sheikh (Vauxhall One); Danny Calver (Transport for London); Prof. Juan Cruz (Royal College of Art); Fiona Fletcher Smith (GLA), Gordon Adams (substitute for BPS) and Janet Greenwood (Tideway).

Officers and observers: Nick Smales, Steve Diamond, John Stone and Jade Murrell (Wandsworth Borough Council); Nilam Popat, Jamie Eagles, Katharine Yexley and Anne Mullins (Nine Elms Delivery Team); Sandra Roebuck and Jo Sloman (Lambeth Borough Council); Matt Ball (Network Rail Communications); Anthony Lee (BNP Paribas).

Apologies: Councillor Lib Peck (Co-Chair, Lambeth Council); Pam Alexander (Covent Garden Market Authority); Simon Wigzell (CLS Holdings); Rob Tincknell (BPSDC); Peter Halpenny (Ballymore Group); David Hughes (TfL); and Tim Seddon (St. Modwens).

Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting.

1. Minutes of the Last Meeting

The minutes of the meeting held on 11 March 2016 were agreed as an accurate record.

Action: That the action from the last Strategy Board to circulate a timetable of the improvements to be made to Heathwall Pumping Station be carried out – Janet Greenwood.

2. Representation on the Board

Nilam Popat informed the Board that Jan Loyd had now left the Covent Garden Market Authority and her replacement as CEO would be Daniel Tomkinson. Danny Calver, Technical Manager, Borough Planning would take over from Alex Williams, TfL, who has taken over an interim role as Acting Managing Director for Planning and Sir Edward Lister's replacement as Deputy Mayor of Planning would be announced in due course.

3. Programme Update

Nilam Popat presented the previously circulated Paper No. SB16-03 and provided an update on the following topics: The;

- Programme activity;
- Borough-led updates;
- Draft Business Plan 2016/17;
- Endorsement of £100k of DIFS for signage strategy;
- Current financial forecast for the DIFS administration budget; and
- Summary of the Priority Capital Programme.

Cllr Amos asked if a contract had been formally signed for the Pedestrian Bridge. It was explained that the competition had resulted in a winning team being selected who had been commissioned to produce the further work required.

At the last Board meeting it was agreed that TfL would draw up a report outlining interim improvements to the Nine Elms Lane / Battersea Park Road, which would be funded by DIFS. In regards to cycle safety; a signage scheme had been developed and would require £100k of funding. This proposal had been put forward and agreed at the Landowners meeting.

Action: It was agreed to note the updates provided and endorse the £100k for signage strategy.

4. Performance Management Framework (PMF)

Nilam Popat informed the Board that there had been a late delivery of the Business Plan for the year resulting in the PMF also being late but this had now been updated. The projects and milestones had been reset and an update would be brought to the September Board meeting.

Action: The updated PMF to be brought to the September Board – Nilam Popat.

5. Phasing Study

AL presented the previously circulated slides on the Nine Elms Vauxhall Phasing Study 2015/16; providing an update on the process and when schemes will be delivered as well as the population and funding implications. Three scenarios were put forward reflecting three different delivery timescales. The first was based on the raw data supplied by individual developers, responding in relation to their own schemes without the wider context of delivery on other schemes in the area, the second reflected the delivery as a whole accounting for slower elements and the third including further smoothing of the data and delays to the sites. Speculation was given of which of the three was the most realistic following Brexit and it was believed to be the second or third scenario.

Sean Ellis asked if the figures were based on completion or sales. AL responded that the figures were based on sales.

Cllr Govindia asked how realistic it was to rely on the KPMG study benchmark for market absorption in a changing market when the data is already out dated. AL agreed and explained it linked with the TfL study on NLE funding but could be removed if thought to be unhelpful.

Action: A full report would be brought to a future Strategy Board meeting either the September or December meeting.

6. Vauxhall Visioning

Members received the previously circulated presentation on Visioning Vauxhall and Sandra Roebuck provided a brief overview of the purpose, content as well as dissemination plan for the project proposals for Vauxhall gyratory and the new district centre.

Cllr Sutters asked what common feedback had been given in the workshops. Residents had put importance on lower density, greenness of the area and strength of evening economy. It was felt that existing communities should be made to feel welcome in the new areas being created.

Cllr McDermott asked what the reaction had been to the extent of area the project covered. It had been found that people still see the work as distanced from where they live and it was therefore, important to promote and once it becomes more physical there will be greater understanding.

Sandra Roebuck explained that there would be no further consultation and that this piece of work was complete. Work was ongoing with TfL regarding the gyratory and there was a keenness to demonstrate what the new bus station would look like. A timescale couldn't be confirmed likely to be by the end of the year so that momentum was not lost. A firmer timetable would be brought to the September Strategy Board meeting.

Action: The Board endorsed the Visioning Vauxhall document and promote the use of its content in communications about Vauxhall gyratory and the new district centre.

7. Construction Logistics

Danny Calver introduced the previously circulated Paper No. SB16-07 and updated the Board that funding had been secured for the two new roles with the condition that their effectiveness be reviewed. However, internal sign off from TfL was outstanding and an update would be brought to the next meeting.

Sandra Roebuck highlighted the importance of this to go ahead with communication provided to residents because there had been a wave of recent complaints. Danny Calver explained that it had been agreed by all that the roles needed to be in place as soon as possible and communicated properly, it was just the internal sign off process that needed to be completed.

Action: An update would be brought to the September Board meeting, the job description would be circulated to the Board at the beginning of August and in the interim period there would be planned communication to residents.

8. Cultural Strategy

Juan Cruz presented the previously circulated Paper No. SB16-08 and explained that it was for the Board to note. The following points from the executive summary were highlighted for information:

- Two public realm improvements had been delivered that quarter;
- The partnership had commissioned and delivered inclusion in five local/pan-London Arts Festivals that quarter;
- Progress was underway to commission two leading international artists to be announced shortly;
- Negotiation of developers Section 106 Cultural Strategy had progress well; and
- There had been public realm improvements to railway arches at Black Prince Road and Old Paradise St underway with Mark Grubb Studio.

Action: It was agreed that the contents of the report be noted.

9. Battersea Park Station Update

John Stone presented the previously circulated Paper No. SB16-09 and provided a background to improvements at Battersea Park Station. It was explained that initial work had been done with a TfL report which had a number of issues and officers went back to Network Rail to find affordable solutions. The proposed way forward from this was to prepare a Service Level Agreement, with Network Rail to develop a scheme that is implementable within the available DIFS allocation.

The Chair asked that given the previous cost overrun what guarantees were there that the design cost wouldn't overrun. It was explained that costs would be capped and the SLA monitored.

Sean Ellis added that there should be more visibility on what fees would be spent on. The agreement would include details of how it will be monitored and updates would be brought back to the Board.

Action: It was agreed that the SLA be circulated and the report was endorsed.

Gordon Adams presented the previously circulated Battersea Park Station pamphlet which proposed to bring the station onto the network to improve connectivity and create new direct links from South East London to Battersea. The proposal had been to the Landowners meeting and Executive Committee and had been agreed in principle. The Board were asked to endorse the proposal for formal consideration by TfL.

Danny Calver explained that it would need to be looked at in a wider context but there would be a willingness to consider this.

Cllr Govindia expressed that the more ways in which the area could be connected, the better.

Action: The Board agreed to endorse the proposal.

10. JCU Review

Steve Diamond summarised the previously circulated Paper No. SB 16-10 and highlighted the following points:

- Joint Co-ordination Unit out-turn for 2015-16 has shown increasing levels of performance;
- The JCU has facilitated 465 local people into work or placed on site training schemes;
- Following the departure of Phil de Montmorency an interim manager has been appointed;
- Industry relevant training provision has been put in place;
- An interim review of the JCU has taken place and as a result some objectives have been revised

Action: The report was noted and all staff involved in this staff were thanked for their work.

11. Business Plan

Paper No 16-11 was agreed.

12. Working Group Chairs' Updates

Paper No 16-12 was noted.

13. Development Sites Planning Update

Paper No 16-13 was noted.

14. Any Other Business

- It was confirmed that Jules Pipe would be the new Deputy Mayor for Planning and he will be a representative another Board from the September meeting onwards.
- Mr Smales, a regular contributor to meetings, would be leaving his role at Wandsworth Council for a position in West Sussex. He was wished well and thanked for his work.
- The Strategy Board's review was due in March 2017 and discussions had taken place with the Co-Chairs as to if this should be brought forward with the purpose of sharpening the Boards focus. It was agreed that partners will consider what they still require from the Strategy Board and a report would be brought to the September meeting.

15. Dates of Future Meetings

The following dates for Strategy Board meetings in 2016 were noted:

30th September 2016, 9.30am

16th December 2016, 9.30am

The meeting ended at 10:50am.

Jade Murrell
Committee Secretary