

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday 29 September 2017 at 9am at City Hall (Committee Room 1), 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); Jules Pipe and Fiona Fletcher-Smith (Greater London Authority); Danny Calver (Transport for London); Nick Trollope (Berkeley Group); Philip Robins (St Modwen); Pam Alexander (Covent Garden Market Authority); Prof. Juan Cruz (Royal College of Art); Aseem Sheikh (Vauxhall One); and Janet Greenwood (Tideway);

Officers and observers:

Samantha Wells (Greater London Authority); Sandra Roebuck, Sue Foster and Andrew Round (Lambeth Council); Shaun Mobsby (Network Rail); Samantha Campbell, Steve Diamond, Anne Mullins, and Katharine Yexley (Nine Elms Delivery Team); Richard Hill (Thames Water); Paul Martin, Mandy Skinner and Emma Calvert (Wandsworth Council); and Tom McDonough, Tim Carnes and Pat Curran (US Embassy).

Apologies: Councillor Lib Peck (Co-Chair – Lambeth Council); Councillor Steffi Sutters (Wandsworth Council); Peter Halpenny and Rob Tincknell (Ballymore Group); Gordon Adams (BPSDC); Daniel Tomkinson (Covent Garden Market Authority); Trisha Boland, Sean Harriss, Conor McDonagh, and Jo Sloman (Lambeth Council); Sam Emmett and Rosie Hermon (Nine Elms Delivery Team); Andy Forestiero (Thames Water); and Joy Wigg and David Hughes (Transport for London).

1. Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting.

There were no declarations of interest.

The Chairman noted that Sam Campbell would be leaving the Nine Elms Delivery Team to work with Thames Clippers. The Board thanked Ms Campbell for all her work and congratulated her on her new role

The Strategy Board were saddened to hear of the sudden death of Henry Ellis, who covered Sam Campbell's role whilst she was on maternity leave, and offered their sympathies to his family.

The Chairman advised that Simon Wigzell (CLS Holdings), had resigned from the Board. It was proposed that the Landowners Group select a replacement at their next meeting and the Strategy Board agreed to this approach.

RESOLVED – that the Landowners Group select a replacement for Simon Wigzell at their next meeting.

2. Minutes of the Last Meeting

Steve Diamond drew attention to page 4 of the minutes which related to the Public Design Guidance. The planned review had not yet taken place but the Nine Elms Executive had received an update at their recent meeting. They had been advised that Transport for London (TfL) are working with the Greater London Authority (GLA) to adapt the statutory plan guidance. A meeting with TfL, the GLA and the Partnership was planned to discuss the guidance and the Strategy Board would receive an update following this meeting.

The Chairman drew attention to page 9 of the minutes concerning public realm security and noted that TFL and other partners would need to take this into account.

In relation to pages 5 and 6 of the minutes and the update the Board had received from Anna Chapman, Earth, on communications and branding, Steve Diamond advised that a meeting would be arranged to further discuss these issues. It was noted that the website was already attracting increased traffic and positive feedback.

The minutes of the meeting of the Strategy Board held on 7th April 2017 were confirmed and signed as a correct record.

RESOLVED -

- That a meeting would be arranged by TfL, with relevant GLA. local authority and other officers to discuss the Public Design Guidance.
- That a meeting take place to further discuss communications and the branding of Nine Elms Vauxhall.

3. Business Plan Update

Steve Diamond introduced the report and explained that it provided a final out-turn report against the 2016-17 Nine Elms Vauxhall Partnership Business Plan. The Business Plan format had been replaced by the new reporting framework as agreed by the Strategy Board. It was noted that the vast majority of objectives had been achieved although there had been slippage with some timeframes. It was recommended that the report be published on the Nine Elms Vauxhall Partnership website.

The Chairman noted the difficulties which had occurred in NEV and London wide with developers accessing power. Steve Diamond advised that many of the issues were due to ongoing problems with the Stewart's Road substation and work was underway with partners and utilities companies to mitigate the delay of delivering full power supply to the area.

RESOLVED –

- To note the out-turn of the 2016-17 Business Plan as set out in Annex 1 of the report.
- To agree that the out-turn report be published on the Nine Elms Vauxhall Partnership website.

4. Nine Elms Vauxhall Partnership Reporting Framework

Steve Diamond explained that the new reporting framework replaced the business plan. It was explained that the new reporting framework focussed on milestones and achievements and it was better suited to track the strategic implementation of the Partnership's vision. It was noted that Lambeth and Wandsworth Councils had both contributed to the proposed framework and that it had been approved at the recent meeting of the Nine Elms Executive.

Steve Diamond went on to explain that further developments to the framework would include adding details on issues such as air quality and public safety discussed later on this agenda. The Executive further recommended that the reporting framework should not grow in scale so any additions should be balanced by other items being removed.

Steve Diamond outlined the key issues which were set out in the covering report on the reporting framework. There had been good progress on the Northern Line Extension and tunnelling was expected to be completed by December 2017. Progress with the new riverboat pier at Battersea Power Station was well underway with the Thames Clipper due to stop there from October 2017. Engagement events for the bus station at Vauxhall Cross had taken place. Public exhibitions on the Nine Elms Pimlico Bridge had taken place in July 2017. Figures relating to housing were set out in the report with consent having been granted for 19,483 homes including 3,223 affordable units, as of March 2017. Work on the Thames River Path is nearing completion and it was anticipated and would contribute to improved pedestrian accessibility for residents and visitors. The Partnership had participated in this year's Chelsea Fringe and London Festival of Architecture programmes. Progress towards employment targets was set out in the report. Investor interest remains strong with the Nine Elms Square (Flower Market) site being sold to a new owner, Excel Winner Limited; Royal Mail selling two plots on their site to Greystar subject to planning consent; and the Office Group submitting plans for the refurbishment of Tintagel House to provide flexible office space. The report also gave an update on new and enhanced local facilities including new business arrivals, schools and health facilities.

In relation to a question from Councillor Amos regarding future milestones, Steve Diamond noted that these were set out in section 3 of the report. An update on these milestones would be provided at the next meeting of the Strategy Board as part of a standing report on progress.

The Chairman noted that the reporting framework would be a living document and Steve Diamond advised that it would be updated regularly by both Lambeth and Wandsworth Local Authorities. The importance of both Local Authorities having a

consistent approach to updating the document in order to provide an area-wide view was highlighted.

Pam Alexander commented that Covent Garden Market Authority had not been consulted on changes to Nine Elms Lane before the TfL consultation had been published. They were concerned about the possibility of traffic becoming stacked up on Nine Elms Lane at night time and the resulting air pollution. The Chairman agreed that it was vital that existing businesses be consulted on such changes.

RESOLVED –

- To receive the first completed report matrix under the new reporting framework and the covering report as information.
- To agree that the matrix will be updated regularly and consistently by Lambeth and Wandsworth Local Authorities.
- To receive future updates at meetings of the Strategy Board.

5. Air Quality Update

Sandra Roebuck introduced the report noting that levels of particulate matter (PM₁₀) had risen significantly in the NEV area at both Battersea (during 2016) and Vauxhall (January to March 2017) monitoring stations and had breached EU air quality guidelines. Work had been undertaken with landowners and developers to improve this situation and there had been a resulting reduction in pollution levels. The Kings College London Environmental Research Group had been asked to analyse data from the London Air Quality Network and had concluded that the spike in PM₁₀ had probably been caused by intense construction activity in the area. The action taken by the local authorities and developers therefore appears to have been appropriate and effective but all continue to monitor the situation closely. The importance of partners continuing to work together to make improvements to air quality was highlighted.

RESOLVED – To note the contents of the report as information and to continue to prioritise improving air quality within the Opportunity Area.

6. Security and Resilience Update (including presentation from US Embassy)

Steve Diamond introduced this item explaining that it had arisen from a request at the previous meeting for the Strategy Board to discuss safety and security in the area, especially in light of the location of the new US Embassy.

Steve Diamond advised that a Nine Elms Security and Resilience event had been hosted by TfL on 6th September 2017 with over 50 representatives including developers, local authorities and infrastructure attending. The event had included presentations from the Met Police, TfL and the US Embassy.

Steve Diamond explained that the operational opening of the US Embassy was planned for January 2018. The opening of the Embassy would involve the arrival at the site of 1000 staff and around 1000 visitors per day with most travelling via Vauxhall Station and Nine Elms Lane. These flows would have security and logistical implications requiring input from a number of key agencies.

The Strategy Board then received a presentation from Tom McDonough, Tim Carnes and Pat Curran from the US Embassy. They highlighted the challenges involved with the daily movement of 2000 people to and from the Embassy particularly in light of recent terrorist attacks where pedestrians had been targeted using vehicles.

In response to a question from Paul Martin regarding the location of the queue for visa applicants, Pat Curran advised that it was anticipated that this would consist of up to 700 people. While the queue would extend outside the Embassy onto a private road owned by Ballymore, it would not reach as far as Nine Elms Lane.

The Strategy Board discussed alternative routes of travel to Nine Elms Lane and noted that these would include taking the bus from Vauxhall Station or use of the Thames Path and, in due course, walking via the Linear Park or travelling via the new Northern Line station once it was open.

The Strategy Board agreed that there was a need for a collaborative approach to address security issues outside the perimeter of the Embassy and on transport routes. It was also noted that these routes would develop as new transport infrastructure became available. Partners offered their support in this process and it was proposed that a working group of key agencies be established and a meeting arranged to discuss how to address the issues identified.

Post meeting update: TfL is setting up an initial meeting focusing on short term actions in relation to the Embassy opening. This is likely to develop into a Working Group to establish ongoing security and resilience planning.

RESOLVED –

- To note the measures underway to ensure security and resilience in the Nine Elms Vauxhall area during both the development and post development phases.
- That a working group be established and a meeting arranged between key agencies to discuss how best to address security issues.

7. Any Other Business

Art on the Underground

Sandra Roebuck queried whether there were any plans for public art at Kennington Tube Station. She noted that the lack of such installations at Vauxhall Station following the recent upgrade had been disappointing. She suggested that it would be helpful to discuss installing art work at Kennington at an early stage and also to consider retrofitting work at Vauxhall. Sandra Roebuck suggested that the spaces at

Vauxhall Station provided an ideal canvas to tell the story of achievements in NEV. Councillor Govindia agreed that art on the underground had been a great success in London and commented that he would like to see art all the way from Kennington to Vauxhall. Danny Calver undertook to arrange a meeting to discuss what was possible while noting the financial constraints. Aseem Sheikh expressed an interest in being part of these discussions.

London Plan update

Sandra Roebuck noted that the London Plan would be published shortly and asked whether the current Opportunity Area approach would be maintained. Fiona Fletcher-Smith explained that this would be the case but there would be more focus on implementation and the Plan would incorporate a viability assessment to reflect this. It focused on deliverability and what was needed to ensure that the homes needed could be delivered.

Councillor Govindia added that the plan provided an opportunity to acknowledge the challenges and achievements associated with the development of NEV and asked whether it would be possible for the Strategy Board to comment on the draft. Jules Pipe advised that the draft plan would be published on 1st December 2017. As the next meeting of the Strategy Board on 16th March 2018 was too late to allow for Board to comment on the draft, it was agreed that this would be done via the Executive Committee at their next meeting on 14th February 2018.

Paul Martin asked whether the Plan would include an analysis of opportunity areas. He noted that it provided an opportunity for wider analysis of partnerships and self-evaluation of what has been successful. Fiona Fletcher-Smith advised that London First had done some useful analysis in this area and undertook to arrange for this to be circulated to the Strategy Board.

Mayoral Community Infrastructure Levy 2 (MCIL2)

In response to a request for an update on the GLA's published proposals, Jules Pipe advised that another consultation on MCIL2 would take place in November and December 2017 with the results being published in the summer of 2018. He encouraged partners to respond to the proposals including on the issue of boundary extension. Jules Pipe advised that the proposed Levy represented a charge of around 1% of a property's value. He anticipated that Cross Rail 2 would bring benefits to NEV through released capacity on the South West lines and Victoria line.

In response to a question from the Chairman about the timescale for implementation MCIL2 in relation to Cross Rail 2, Jules Pipe advised that proposals for the preferred option for Cross Rail 2 were expected in 2018 while the Mayor intends to commence levying MCIL2 charges from April 2019. Fiona Fletcher-Smith added that the application to build Cross Rail 2 was expected to be submitted to Parliament in 2020. She noted that one point of contention was the requirement for London to contribute 50% of the final cost including during construction. She noted that there was no mechanism for charging areas outside the London Boroughs. Jules Pipe encouraged partners to lobby Government to bring attention to the financial pressures on the capital of the current proposed funding mechanism.

Cultural Strategy

In response to a suggestion from Steve Diamond, it was agreed that the Strategy Board would receive a report detailing the Cultural Strategy Group's vision, strategy and plan at their next meeting.

RESOLVED –

- That a meeting be arranged by TfL to discuss public art at tube stations including Kennington and Vauxhall as well as the new Northern Line stations.
- That the Executive Board be asked to agree a NEV Partnership response to the consultation on the draft London Plan at their next meeting on 14th February 2018.
- That the London First report discussed at the meeting be circulated to members of the Strategy Group.
- Strategy Group to receive a report from the Cultural Strategy Group at their next meeting.

8. Dates of Future Meetings

It was confirmed that meetings of the Strategy Board had been scheduled for 9.30am on Friday 16th March 2017 and 9.30am on Friday 21st September 2018.

The meeting ended at 11am.