

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday 16 March 2018 at 9.30am at City Hall (Committee Room 5), 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, Wandsworth Council); Councillor David Amos (Lambeth Council); Councillor Steffi Sutters (Wandsworth Council); Danny Calver (Transport for London); Gordon Adams (BPSDC); Nick Trollope (Berkeley Group); Daniel Tomkinson (Covent Garden Market Authority); Stephen O'Driscoll (R&F Holdings); Prof. Juan Cruz (Royal College of Art); Aseem Sheikh (Vauxhall One).

Officers and observers:

Sandra Roebuck, Sue Foster, Trisha Boland and Andrew Burton (Lambeth Council); Shaun Mobsby (Network Rail); Steve Diamond, Sam Emmett, Anne Mullins, Kathryn Stewart, Rosie Hermon and Katharine Yexley (Nine Elms Delivery Team); Mandy Skinner and Emma Calvert (Wandsworth Council); Oscar Watkins (Greater London Authority); Philip Robins (St Modwen); Scott Goodwin (Utility Results Ltd); Richard Whitten and Tharshika Sivagnanam (Transport for London); Troy Heals (Planning Insight); Stuart Jasnoch (K2 Consulting, on behalf of Belway); and Mark Adolphus and Basil Scarsella (UK Power Networks).

Apologies: Jules Pipe, Fiona Fletcher-Smith and Samantha Wells (Greater London Authority); Tim Seddon (St. Modwen); Pam Alexander (Covent Garden Market Authority); Conor McDonagh (Lambeth Council); Paul Martin, (Wandsworth Council); Richard Hill (Thames Water); and Rob Tincknell (BPSDC).

1. Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting.

There were no declarations of interest.

2. Minutes of the Last Meeting

In relation to the discussion regarding Art on the Underground as set out on pages 5 and 6 of the minutes, Sandra Roebuck noted that the reference to Kennington Station was incorrect and that the discussion had related to the new Nine Elms Station.

Subject to amendment above, it was then -

RESOLVED – That the minutes of the Nine Elms Vauxhall Strategy Board meeting held on 29th September 2017 be confirmed and signed as a correct record.

3. Notification of New Members

The Chair reported that, as notified at the previous meeting, Simon Wigzell of CLS Holdings had tendered his resignation and would be replaced by Stephen O'Driscoll from R&F Properties as nominated by the Nine Elms Vauxhall Landowners Group. In addition, Peter Halpenny had notified the Board that Steve Tennant would replace him as representative of Ballymore Group.

It was then -

RESOLVED – To note the changes to Board membership.

On the recommendation of the Chairman, it was then agreed that Paper No. SB18-04 would be brought forward and considered as next business.

4. Electricity Infrastructure (Paper No. SB18-04)

Andrew Burton (Lambeth Council, Head of Capital Programmes and Highways) and Sam Emmett (Nine Elms Delivery Team, Project Manager, Traffic and Engineering) introduced their report setting out issues and concerns regarding power provision. The Strategy Board then heard from Basil Scarsella (CEO) and Mark Adolphus (Director of Connections) from UK Power Networks.

Basil Scarsella explained that he had received a letter from the co-chairs of the Nine Elms Vauxhall Partnership in February 2018 setting out their concerns in relation to forecast power supply to the Opportunity Area. A response had been sent on 8th March 2018 outlining the current position with regard to delivery and capacity. He explained that the project of delivering power to the area was complex consisting of three inter-linked major projects costing £80 million. Contractually, a commitment had been made to some customers to deliver power by the end of 2019 or beginning of 2020. There had been some problems which had led to this timescale slipping and every effort was being made to recover this time.

Basil Scarsella explained that it was estimated that the total final capacity requirement for Nine Elms Vauxhall would be around 120 MVA (Mega Volt Amps). Of this, 78 MVA had already been delivered; a further 18 MVA would be delivered by May 2019; and the remaining 68 MVA would be delivered by March 2020. This meant that the final total delivered would be 168 MVA compared to the estimated 120 MVA actually required. Basil Scarsella went on to explain that it had been challenging to calculate the actual total power requirement as they did not have complete visibility of the requirements of all developers. He also noted that UKPN are not the only possible suppliers.

Mark Adolphus advised that power had first to be delivered to the Stewarts Road sub-station. The next stage would be to install distribution cables to individual customers. Mr Adolphus explained that this would require surface excavation. There was a commitment to coordinate this in such a way as to be as efficient as possible and to minimise disruption.

Gordon Adams noted that landowners had input into the phasing study for Nine Elms Vauxhall and suggested that it would be helpful for UKPN to see this study. Kathryn Stewart undertook to ensure it was sent to UKPN.

Gordon Adams went on to outline the concerns raised by the Landowners Group regarding delivery dates and noted the huge implications if power could not be delivered within the promised timescales. Mark Adolphus recognised these concerns and provided reassurance that UKPN is doing everything possible to ensure that the agreed delivery dates were met. Basil Scarcella noted that UKPN were working hard to move the May 2019 delivery date to December 2018.

In response to a question from Councillor Sutters regarding who should give UKPN the information they require to accurately predict final power requirements, Mark Adolphus explained that UKPN are working with the Nine Elms Delivery Team to calculate the aggregate demand. The reality was that this was a dynamic project which made this difficult to predict.

Councillor Peck asked whether the current structures for communication between partners were working and whether any improvements could be made. Kathryn Stewart suggested that the Infrastructure Working Group was the best forum to oversee the programme for power delivery. Mark Adolphus agreed to attend future Infrastructure Working Group meetings and that in advance of this, he would meet with representatives of Lambeth and Wandsworth Councils to discuss the Phasing Study and any other phasing information available.

Mr Adolphus acknowledged that there had been anxiety generated by rumours regarding delivery. Basil Scarcella invited the Board to contact him or Mark Adolphus with any queries or concerns and it was noted that their contact details were available from the Wandsworth Nine Elms Programme Team

It was then -

RESOLVED – To note the contents of the report and the re-assurance received from UKPN regarding the resolution of power issues in the opportunity area.

5. Nine Elms Vauxhall Partnership Reporting Framework (Paper No. SB18-02)

Kathryn Stewart and Sandra Roebuck introduced their report explaining that it provided an update on the framework for reporting on key milestones and achievements towards achieving the Partnership's vision for Nine Elms Vauxhall.

Kathryn Stewart went on to outline some headlines from the report noting that there had been good progress towards delivery of the utilities framework; phase 3 of the Supply Nine Elms on the Southbank scheme had now ended with 75 SMEs having been put forward for 283 tender opportunities; Penguin Random House UK had confirmed that they would occupy office space in the Embassy Gardens Development; Battersea Power Station had signed a contract with Peabody to deliver the first 386 affordable homes in Phase 4a as part of the Power Station development; a planning application for Kennington Park Northern Line Extension

Head House would be submitted shortly; and phase 1 of the Thames River Path had been completed.

In addition, Sandra Roebuck advised that construction of Wyvil Primary School was due to begin in May or June 2018 and Atlas student accommodation would open in 2018 including a swimming pool.

The Chairman thanked those involved for these positive developments and the Board -

RESOLVED – To note the contents of the report as information.

6. Northern Line Extension Arts Strategy (Paper No. SB18-03)

The Strategy Board welcomed Tharshika Sivagnanam from Transport for London to the meeting and she introduced her report which provided an update on the Northern Line Extension (NLE) Cultural Strategy. She noted that the NLE had no funding for art initially but that additional funding of £700k had now been approved. The intention was to fund two art installations and an associated community engagement programme.

Tharshika Sivagnanam advised that potential artists had been shortlisted and commercial estimates produced. It had become apparent that two installations could not be delivered within the allocated funding. As the costs of the proposed works at Nine Elms Station were twice the cost of those at Battersea as a result of station design at Nine Elms being more developed, it had been decided to proceed with the installation at Battersea Station.

Tharshika Sivagnanam confirmed that no additional funding is available to commission a permanent art installation for Nine Elms Station as part of the NLE project but that there were opportunities which could be explored outside the station and in the public realm once the NLE project is completed.

Councillor Peck outlined her objection to the proposal that there be no art space in Nine Elms Station in contrast to Battersea Station. She suggested that there must be a solution involving having art in both stations. Councillor Amos added that public art and culture could not be considered as an add on and that residents were expecting it to be present at Nine Elms Station. Board Members shared the disappointment expressed by Councillors Peck and Amos and Juan Cruz noted that the planned integration of art and infrastructure appeared to have failed on this occasion. The Board noted that important history of art in underground stations in London and agreed that this was a missed opportunity to provide exciting art in a public space. Sandra Roebuck suggested that art should be part of the legacy of the Board. Assem Sheikh suggested that part of this new legacy should be expressed through art linking Nine Elms, Battersea and Kennington Stations.

Danny Calver noted that there were still discussions to have with delivery partners and that TfL would work towards a resolution on this issue.

Following discussion, the Strategy Board agreed that they were unable to approve the proposed approach to be included in the Cultural Strategy for Nine Elms and Battersea Stations.

It was –

RESOLVED –

- That the contents of the report be noted but that the principal approach proposed in relation to the Cultural Strategy for Nine Elms and Battersea Stations be not approved.
- That further discussions with TfL be undertaken with a view to seeking a resolution.
- That a letter would be sent Mark Wild, Head of LUL on behalf of the Strategy Board highlighting their commitment to art on the underground and specifically to art at Nine Elms, Battersea and Kennington Stations.

7. Mayoral CIL 2 (Paper No. SB18-05)

Kathryn Stewart introduced her report advising that following consultation on the Preliminary Draft Charging Schedule for MCIL 2 in August 2017, the Mayor of London had recently held a second round of consultation on the Draft Charging Strategy. Despite previous representations made by Partners, the increase in MCIL charges on schemes in the Opportunity Area remained in the proposals. Wandsworth and Lambeth Councils, Battersea Project Land Company Limited and the Landowners Group had each submitted responses to the consultation.

Councillor Govindia noted that the purpose of MCIL 1 appeared to have been met and asked when charging would cease. Gordon Adams noted that his understanding was that MCIL 1 would continue to be levied until April 2019 at which point it would be replaced by the new MCIL 2 regime. Danny Calver undertook to check with the GLA and report back to the Board.

It was then –

RESOLVED – To note as information the issues raised by the MCIL2 proposals and the responses from the Landowners Group and Wandsworth Council.

8. Arts and Culture (Paper No. SB18-06)

Anne Mullins introduced a report by Trisha Boland and herself which gave an update on the draft Nine Elms Battersea Cultural Strategy and on the Vauxhall Cultural Programme.

Anne Mullins noted that the business case for funding the arts and culture programme for 2017-2019 had been agreed by the Strategy Board in December 2016. This had included a voluntary funding formula with funding split between the two local authorities and landowners. She noted that, as new residents continue to

move into the area, there is a need for agencies to work strategically and to respond to the differing needs of neighbourhoods which were at different stages of development. The Wandsworth Cultural Strategy for Nine Elms Battersea had been circulated to the Board for approval and work towards the Vauxhall cultural plan was ongoing. The Nine Elms Vauxhall Partnership Cultural Steering Group continues to provide strategic oversight and advice.

Trisha Boland noted that it had been a very positive year for Lambeth Council noting the success of Vauxhall One; that Lambeth had applied to be London Borough of Culture; and that a cultural impact grant had been awarded.

The Strategy Board noted the success of the cultural strategy in letting culture flourish and encouraging a cultural focus in the area. They noted that culture continues to bring people to Nine Elms and encourages them to stay.

In response to a question from Gordon Adams regarding funding from Landowners, Anne Mullins noted the vital support received from the private sector to date. Some payments were outstanding and around a third of the funding target had been received so far. Invoices had been distributed and it would be appreciated if any outstanding payments could be made before the end of the financial year.

The Strategy Board thanked Anne Mullins for her contribution to the cultural strategy and conveyed their best wishes to the future as she was leaving the Nine Elms Delivery Team.

It was then –

RESOLVED –

- To note the Partnership working arrangements moving forward as set out in the report.
- To agree the Wandsworth Cultural Strategy for Nine Elms Battersea.
- To note the progress made with the Vauxhall cultural programme.
- To note the ongoing funding requirements of the programme and recommend that private sector partners explore what further support can be pledged to continue its success.

9. Draft London Plan Consultation – partnership response (Paper No. SB18-07)

Kathryn Stewart advised that the numbers of homes and jobs in the draft London Plan appeared to be inconsistent with the current London Plan targets. This had been highlighted in a letter responding to the consultation submitted by the Leader of Wandsworth Council. To date, no response to this letter had been received. Councillor Govindia noted that it appeared that the figures in the Plan might not include homes which had already been built and that, as a result, there was a potential risk of increased density. It was agreed that clarity was important and that any information received which clarified these figures would be circulated to the Strategy Board.

RESOLVED –

- To note the letter submitted by the Leader of Wandsworth Council as part of Wandsworth Council's response to the Draft London Plan.
- To note the concern and clarification sought on the change to the figures for homes and jobs in the Opportunity Area in the Draft London Plan.
- That any information that clarified these figures would be circulated to the Strategy Board.

10. South Western Railway Timetable Consultation (Paper No. SB18-08)

Kathryn Stewart introduced her report explaining that a joint letter had been sent by the Partnership to the Secretary of State for Transport highlighting their concerns of about the impact of the proposed changes to the timetable on the Opportunity Area. To date, no response had been received. Kathryn Stewart undertook to circulate any response to the Strategy Board.

RESOLVED –

- To note the issues South Western Railway's proposed timetable changes would present to the Vauxhall Nine Elms Battersea Opportunity Area and the responses from the individual Landowners and two local authorities.
- To note the joint letter sent by the Partnership to the Secretary of State for Transport.
- That any response to this letter would be circulated to the Strategy Board.

11. Security and Resilience Update (Paper No. SB18-09)

Kathryn Stewart introduced her report and updated the Strategy Board on progress in implementing short term measures required before the opening of the US Embassy in early 2018, progress with the implementation of CCTV and plans for the medium term and future approach to work.

A Task and Finish Working Group with representatives from the Nine Elms Delivery Team, US Embassy, Metropolitan Police, Lambeth Council and TfL had been established to address short-term operational measures to be put in place before the Embassy opened. This group had focused on temporary physical safety measures; wayfinding and walking routes; public order and events requirements; and public communications.

In addition, a security study had been commissioned by Wandsworth Council covering the part of the Opportunity Area within its boundary to identify medium term measures required in the Nine Elms area.

In response to discussion regarding security and resilience at the last Strategy Board meeting, Aseem Sheikh asked whether there were any plans for a security steering group. Kathryn Stewart advised that there was no steering group and that any issues would be considered by existing Wandsworth Council, Lambeth Council and Greater London Authority emergency planning structures, as well as those of the Metropolitan Police and other relevant agencies. She suggested that it might be possible to extend any emergency planning exercises to include landowners. It was

agreed that Trisha Boland would update Aseem Sheikh on security arrangements following the meeting.

RESOLVED –

- To note the actions taken since September 2017 to ensure the security and resilience of the NEV are ahead of the opening of the US Embassy.
- To note the plans for ongoing and future work regarding security during both the development and post development phases.
- That Trisha Boland would update Aseem Sheikh on security arrangements in the NEV area.

12. Any Other Business

There was no other business for consideration.

13. Dates of Future Meetings

It was confirmed that the next meeting of the Strategy Board had been scheduled for 9.30am on Friday 21st September 2018.

The meeting ended at 10.49am.