

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday 29 March 2019 at 9.30am 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 Rory O'Broin (Wandsworth Council); Councillor David Amos (Lambeth Council); Danny Calver (Transport for London); Gordon Adams (BPSDC); Daniel Tomkinson (Covent Garden Market Authority); Pam Alexander; Stephen O'Driscoll (R&F Holdings); Prof. Juan Cruz (Royal College of Art); Aseem Sheikh (Vauxhall One); Rob Niven (NLE); John Gullick (Tideway) and Jules Pipe (GLA).

Officers and observers: Andrew Travers, Conor McDonagh and Sandra Roebuck (Lambeth Council); Mandy Skinner, Janet Ferguson, Steve Diamond, Sam Emmett, Kathryn Stewart, Esther Swales, Michelle Walker and Katharine Yexley (Wandsworth Council); Wei Jiao (R&F Properties); Paul Hampson (Tideway); Shaun Mobsby (The Arch Company) and Eleanor Pinfield (TfL).

Eleanor Pinfield (TfL) reporting on Item 7 and Sarah Banham (BPSDC) reporting on item 9.

Apologies: Members: Councillor Jack Hopkins (Lambeth Council) and Sean Burke (Berkeley Group) **Officers:** Paul Martin (Wandsworth Council).

1. Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting. There were no declarations of interest.

2. Minutes (Paper No. SB19-01)

Matters Arising – There were no matters arising.

It was then -

RESOLVED – That the minutes of the meeting held on 21 September 2018 be confirmed and signed as a correct record.

4. Reporting Framework (Paper No. SB19-02)

Kathryn Stewart introduced the report and highlighted some of the milestones and achievements:- TfL had approved the Eastern end of the Nine Elms Lane improvement scheme, further work and political engagement was required on options for the Western section. She was particularly pleased regarding the commencement of works at Thessaly Road Bridge. The design work for the Northern end of Thessaly Road had been brought forward and consultations would begin in the next couple of

months, this included consultation on the introduction of a Controlled Parking Zone (CPZ) which would commence in the next few weeks.

There was a slight increase in population projections for Wandsworth and this would be fed into workstreams for health service and schools' provision. The SIP funding bid in partnership with Lambeth, Lewisham and Southwark had been successful and this would be focusing on the provision of affordable work space. Key events – the Oakmobile touring caravan on Doddington had been well received, StudioRCA are in to their last 8 months of residency at Riverlight Quay, and the 8th and 9th Nine Elms Lane elm trees had been planted at an event that saw the first public performance of the Song for Nine Elms by the Battersea Power Station choir. The story of Nine Elms had featured on a recent BBC London radio show with contributions from local residents/workers.

There had been a slight slippage in the delivery of the Sleaford Street health centre and this was now likely to open in 2023. The NHS will report on this at the next Board meeting in September.

Conor McDonagh then highlighted some of the Lambeth milestones and achievements. Development of the Vauxhall Island site had been granted planning permission and was with the Secretary of State for final approval. The intention is to develop this site concurrently with the new bus station. The construction of the Wyvil School extension at Keybridge House is progressing and on target with delivery in early 2021. Lambeth have commissioned some socio-economic analysis of the OA and around the Kennington and Oval neighbourhoods to demonstrate the benefits of the growth, and will be commissioning a public realm delivery plan to focus on the streets in north Vauxhall around the emerging cluster of galleries. Updates can be provided at the September Board.

The improvements agreed in the Vauxhall Park Masterplan will commence delivery in early Summer, with the play equipment to be upgraded first.

Conor McDonagh highlighted concerns regarding air quality (PM10 particulates) referred to in the report and the risk of not meeting the air quality standard. Lambeth is working with TfL to make Vauxhall a low emissions neighbourhood and this was likely to be reported to the next Strategy Board.

Kathryn Stewart added that air quality monitoring was in place and everything possible was being done to manage the environmental impact. It was also suggested that the 2018 long hot summer and construction work being carried out simultaneously at a number of sites had also had an impact on air quality during that period.

Gordon Adams added that at the power station site they had introduced measures to reduce the environmental impact including the use of hybrid diggers.

The chairman added that measures had been taken but needed to be refreshed, there needed to be a positive story to tell regarding air quality. He noted that there had been a funding bid to City Hall to make Nine Elms a Low Emissions

Neighbourhood. Kathryn Stewart added that a decision on this was expected in April/May.

Kathryn Stewart also mentioned that both Lambeth and Wandsworth had a dedicated officer in place to deal with air quality. Aseem Sheikh added that they had data from their Parry Street site which he was happy to share. Kathryn Stewart undertook to put the relevant officers in contact with him.

In response to a question from the Chair on the Vauxhall one-way system, traffic displacement and TfL's and Lambeth's plans for engagement beyond the immediate area, Connor McDonagh responded that TfL have gained concept approval but as the detailed design phase progresses TfL will work closely with the council's highway engineers to explore the necessary measures to mitigate against displacement.

Stephen O'Driscoll added that the banned left turn from Wandsworth Road onto Nine Elms Lane was expected to be removed in mid-April so this would help to alleviate traffic movements around the gyratory.

The Chair asked for the employment figures to include a cumulative total including construction and end use jobs.

Kathryn Stewart responded that the Employment and Skills group had carried out a lot of work in last few months and would report to September Strategy Board.

RESOLVED: Contents of report noted and completed projects removed.

5. Changes to Terms of Reference and Governance Structure (Paper No. SB19-03)

Kathryn Stewart introduced the report, Gordon Adams added that it was an excellent piece of work and highlighted a typo. Aseem Sheikh commented that StudioRCA should be referenced as RCA. The Chair thanked Pam Alexander for her contribution as the Chair of the Cultural Steering Group. It was then,

RESOLVED: 1. To agree the recommendations set out in the report for selecting Landowner Representatives; the criteria for Local Agencies and the process for their selection, and the revised terms of reference (as set out in Appendix 1) and;

2. To note the revisions of the descriptions of the Steering Groups and their role in the next phase of delivery, the formal introduction of the Communications Working Group into the Partnership structure and clarification of the relationship between the Chairs and the Strategy Board.

6. NLE Programme Update

Rob Niven gave an update on the NLE works, he informed the board that the review of the programme was now drawing to a close and a new target date would be announced shortly.

However, he added that, despite the likely target date being put back to 2021, good progress was being made on the construction works and the final piece of track

would be laid in the next few weeks. The platforms had been installed at Battersea Station and construction was progressing at Nine Elms. Over the coming year, signalling installation and integration with the existing Northern line would start, drawing upon lessons learned from the difficulties Crossrail has faced. The Chair asked that the stakeholders be informed first regarding any announcement of a revised target opening date.

Pam Alexander pointed out that the opening of Crossrail stations to visitors at the beginning of last year had been very successful and this was a good way of engaging with the neighbourhood and mitigating any frustration over the delays.

Rob Niven added that visits to the NLE stations and walks through the tunnels could be arranged and to contact him for further details.

In response to a question on marking the new stations on underground maps he responded that the tube maps were updated every 6 months, and that it is likely the new stations would be marked on the map covered by a sticker that can be removed at the appropriate time.

Stephen O'Driscoll added that it was important to get positive news updates such as the completion of the tracks through to the local community.

In response to further questions, Rob Niven responded that TfL currently has no funding for Northern Line Upgrade 2 which would see the Northern Line separated into two to boost capacity. He confirmed that there would be a significant closure of the City branch of the Northern line during the Summer 2021 to enable widening of platforms and capacity improvements at Bank station and the NLE should open shortly after those works have been completed. He acknowledged that there was the risk of the works over running at Bank, once the works start to tie in the new southbound running tunnel they have to be completed, but the detailed planning is well underway and some weekend closures for enabling works next year are likely to reduce the risk of the 17-week closure overrunning.

RESOLVED: Report received as information.

7. Art on the Underground

Eleanor Pinfield gave an update on progress with the art projects at Battersea and Nine Elms stations. An advisory panel, made up of representatives from the Royal Academy of Art and Tate galleries, had selected a London based artist, to deliver the art installation at Nine Elms station. The work would be sited at a high level and would also be visible from outside the station. There were a number of factors to take into consideration before the art work could be installed, but the intention was to ensure the artwork was installed as close as possible to the station opening. At this stage it was not possible to disclose the details to the public at this stage and an announcement would be made later in 2019.

At Battersea station, the artist selected is in the process of making the final decisions on colours for the artwork in the ticket hall.

Also, in addition to artwork at the stations, TfL had been working with the artist Nina Wakefield on a project relating to LGBT history in Nine Elms.

Jules Pipe asked about budgets available for future maintenance of the art works, Eleanor Pinfield responded that they were in discussion with station maintenance teams but the artworks were not complex and should be simple and inexpensive to maintain.

Gordon Adams congratulated Eleanor Pinfield on the work, and emphasised the importance of using public announcements such as the appointment of artists to drip feed positive news stories about the progress in the area. He asked if there were other opportunities such as site tours or “behind the scenes” visits to the NLE tunnels and stations that could take place in advance of opening.

Aseem Sheikh suggested that some of Nina’s work could be used for public engagement. Conor McDonagh also highlighted that it was very positive that AOTU had selected a locally based artist (in Stockwell) for one of the commissions.

The Chair suggested that to engage with the community the artists produced some interpretation panels to help understand the artwork.

Conor McDonagh thanked Pam Alexander for her key role in supporting Lambeth’s case in securing permanent public art at the Nine Elms Station and said that the council would welcome a resubmission of a revised Cultural Strategy to get the planning condition discharged. Pam Alexander found conversations with Mark Wild very helpful. Gordon Adams was pleased to see progress at Arch 42 and suggested hosting a sponsored dinner in the NLE tunnel.

The Chair thanked Eleanor Pinfield for her report.

8. Nine Elms Pimlico Bridge Update (Paper SB19-04)

Kathryn Stewart introduced the report; she informed the board that one of the next steps would be to engage with affected stakeholders. Gordon Adams added that residents on the north side needed to be made aware of the benefits of having easy access to a new town centre. The Chair agreed that there are attractions on the southern side that residents on the northern side might wish to avail themselves of. Board members listed easy access to New Covent Garden Market as well as the benefits for cyclists and pedestrians.

RESOLVED: Report received as information.

9. BASE Jobs Update (Paper No. SB19-05)

Sarah Banham introduced the report, BASE were due to complete their eighth pre-employment programme today, the ESOL training had been very popular, phase 2 of the Power Station development would provide many more job opportunities.

In response to questions, Sarah Banham responded that they were working well with education providers, rather than being seen as competition, and Lambeth College

and South Thames College had embedded staff in the hospitality training. There was still the need to keep working on the level of engagement across the opportunity area. The intention would be to get into schools and promote the training opportunities in hospitality and retail. In response to further questions, Sarah Banham added that job figure data would improve as they introduced new software, the Chair commented that it would be desirable to see more local residents benefitting from the employment opportunities. Steve Diamond added that Work Match had their own data and this needed to be combined with BASE data to give a true reflection of the number of local residents moving into employment.

RESOLVED: Report received as information.

10. Tideway Project Update (Paper No. SB19-06)

John Gullick introduced the report, updating on the progress and impact of the project.

They would be announcing a new annual event “Regatta London” a major charity orientated paddle sport event held on the river in September. www.regatta.london

RESOLVED: Report received as information.

AOB

No matters were raised.

The meeting ended at 11.55am