

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday 21 September 2018 at 9.30am at City Hall (Committee Room 2), The Queen's Walk, London SE1 2AA.

PRESENT

Members of the Strategy Board: Councillor Ravi Govindia (Co-Chair – in the Chair, Wandsworth Council); Councillor Lib Peck (Co-Chair, Lambeth Council); Councillor Rory O'Broin (Wandsworth Council); Danny Calver (Transport for London); Gordon Adams (BPSDC); Sean Burke (Berkeley Group); Daniel Tomkinson and Pam Alexander (Covent Garden Market Authority); 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: Councillor David Amos, Sue Foster, Conor McDonagh and Sandra Roebuck (Lambeth Council); Steve Diamond, Sam Emmett, Aida Esposito, Rosie Hermon, Kathryn Stewart, Esther Swales, Zarah Taj, Michelle Walker and Katharine Yexley (Nine Elms Delivery Team); Katherine Wood (Greater London Authority); Philip Robins (St Modwen); Katherine Abraham and Rob Niven (Transport for London); Janet Ferguson, Mark Hunter and Arjun Singh (Wandsworth Council); Andrew Grimes (GRIMES Ltd), Michael Appleton (Tideway), James Cook and Breaker Xia (R&F Properties), Ally Holmes (Ballymore Group).

Apologies: Councillor David Amos (Lambeth Council); Christine Caton (Lambeth CCG); Stephen Edwards (Wandsworth Council); John Gullick (Tideway); Richard Hill (Thames Water); Paul Martin (Wandsworth Council); Neil McDowell (Wandsworth CCG); Shaun Mobsby (Network Rail) Philip Robins (St Modwen); Tim Seddon (St Modwen) and Ian Winning (Wandsworth CCG).

1. Introductions and Declarations of Interest

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

2. Minutes

Matters Arising

On item 7, **Mayoral CIL 2 (Paper No. SB18-05)**, Kathryn Stewart reported that the independent examiner panel held last week had received submissions from several Boroughs citing the lack of evidence to support the case, final submissions were due to be heard by the panel this week. On item 10, **South Western Railway Timetable Consultation (Paper No. SB18-08)**, Kathryn Stewart undertook to circulate the response from the Secretary of State for Transport, she added that there would be no reduction in services at Queenstown Road Station, but this would be reviewed after the NLE came into operation.

It was then -

RESOLVED – That the minutes of the Nine Elms Vauxhall Strategy Board meeting held on 16th March 2018 be confirmed and signed as a correct record.

3. Notification of New Members

The Secretary reported that Nick Trollope had replaced Sean Burke as the representative of Berkeley Group, Gordon Adams had replaced Rob Tincknell as the representative of Battersea Power Station Development Company and John Gullick had replaced Janet Greenwood as the representative of Tideway.

It was then -

RESOLVED – To note the changes to Board membership.

4. Reporting Framework (Paper No. SB18-11)

Kathryn Stewart introduced the report and highlighted some of the milestones and achievements. The winning artist of the design competition for the Thessaly Road railway bridge was Yinka Illori – the bridge will be transformed with lights and colours.

The initial 9 submissions for the Nine Elms Pimlico Bridge have been appraised and reduced to 3, and these 3 options will be announced mid-October. The provision of affordable homes was on track. The recent Phasing Projection for developments in Wandsworth predicted a population of 36,000 by 2030/31, slightly higher than the previous forecast.

Art Night held in July had been successful and seen large visitor numbers to the area, particularly at the Power Station and New Covent Garden Market - additional art works had been hosted by local businesses some of which was still on display.

Wandsworth Council had now procured the Place-making study, and would proceed to procure the Development Infrastructure Requirements Refresh.

The 5 and 7 a' side football pitches on Thessaly Road were now available for community use. Apprenticeships and job start figures were positive, Lambeth's Flood Officer was now in post.

TfL are at the final design stage for the development at Nine Elms Station. Lambeth's development partner, Mount Anvil have commenced developed of the expansion of Wyvil Primary School on their Keybridge House site. Vauxhall Park play area due to be completed soon. The redevelopment of the Kennington Oval Gas works just outside the VNE area is at an early stage, and a Neighbourhood Plan is being developed by the Kennington, Oval and Vauxhall (KOV) Neighbourhood Forum which LBL will present to a future Board meeting; LBL will also consult on revisions to the local plan in October.

In response to questions on the progress with Chelsea Bridge Wharf steps, Kathryn Stewart explained that this was subject to finalising the licensing agreement which she expected to be achieved by the end of the year. Gordon Adams added that BPSDC had agreed to provide maintenance although the Steps were on Berkeley Group's land and procured through DIF's, he would like to see the licence agreement finalised as soon as possible.

Councillor Peck congratulated all those involved regarding the job totals and was interested to know how they compared against the forecast. Steve Diamond added that the skills figures needed to be updated and he would circulate the information at the next Strategy Board meeting. Gordon Adams informed the Board that a report is produced for jobs which go through BASE and that he would provide an update at the next Board meeting.

The Chair welcomed and introduced Michelle Walker, the newly appointed Nine Elms Strategic Lead for Culture, to the meeting.

It was then,

RESOLVED: (1) To note the contents of this report, and

(2) Agree the removal of completed project lines from the Reporting Framework at Annex 1.

5. Electricity Infrastructure (Paper No. SB18-12)

Kathryn Stewart gave a brief update following on from previous reports to the Board on this issue, UKPN are confident that the risk of any further slippage in the programme has reduced significantly. Officers from Wandsworth, UKPN, BPSDC and independent electricity providers were working together to ensure works are co-ordinated. The Lambeth side had not presented the same problems and it was unlikely that any further report to the Board would be necessary.

The Chair asked if a review on the impact this had had on the development could be provided. Gordon Adams said he was happy to look at and discuss with the Landowners Group. The Chair asked that the situation be monitored to make sure it stayed on-track.

It was then -

RESOLVED – To note the contents of the report and the ongoing workstreams to mitigate disruption to the road network and delays to construction programmes and occupation.

6. Northern Line Extension - Employment and Art on the Underground update (Paper No. SB18-13)

Danny Calver updated the board on the progress with the art installations which had moved on since the published report had been prepared, TfL had now drawn up a funding brief for the artist to work with the glass reinforced panels at Nine Elms Station and hoped to have this installed before the station opened. TfL were in

discussion with their contractor regarding the timings of the installation and had the technical details for the panels and were happy to share this with Lambeth officers.

In response to questions, Danny Calver explained that architectural maturity of the design for Nine Elms meant the design was at the stage where any changes would have incurred significant financial cost. He confirmed that the brief had been prepared by Eleanor Pinfield (“Art on the Underground”). TfL’s contractor, FLO, had ordered the panels but they may be able to delay the installation, so the artist can work with them off site. He confirmed that the budget for art at the two stations was £1m.

The Chair asked if Kennington Station was included, Danny Calver explained that it was not at present as there were issues with space and with it being a listed building which presented additional problems, however, he would investigate this further. The Chair asked that this be kept on the agenda as Kennington would be the focal point for the NLE, Pam Alexander said she had met with Mark Wild (MD London Underground) and expressed concerns that good art should not be constrained by the brief and asked if there was any flexibility in this, Danny Calver explained that the only constraints would be working with the panels, Councillor Peck added that she was pleased with the progress at Nine Elms Station and this was a demonstration of the importance of the Partnership approach and echoed the Chair’s view on Kennington.

Councillor O’Broin highlighted the importance of opening up “Arch 42” and its integration into the transport system and it is a key part in placemaking and linking Nine Elms Station with Nine Elms Lane, Sandra Roebuck acknowledged that a lot of work had gone into opening up these routes across the opportunity area. In terms of the current position Danny Calver believed that the planning condition relating to lighting and paving needed to be discharged by Lambeth Council, but he thought this had now been done. Councillor O’Broin would like to see ambition for TfL’s design for the arch and co-ordination between the two Councils and developers and TfL to take this forward.

It was then –

RESOLVED: – That the contents of the report be noted.

7. TfL Projects update – Nine Elms Lane, Vauxhall Gyratory (Paper No. SB18-14)

Katharine Abraham provided an update on the Nine Elms Lane and Vauxhall Gyratory schemes and the approach to co-ordinating these works. In response to a question from the Chair, it was confirmed that 33% support for the Eastern section of the Nine Elms Lane scheme was not high but was influenced by a strong cycling campaign who were particularly supportive of the plans for stepped cycle lanes. TfL would be revisiting the design for the western section working closely with

Wandsworth officers. Implementation of the Eastern section would be tied in to deadlines for works at the power station. Lighting and drainage had just been approved for the route and funding would also need to be brought forward.

TfL were focusing on co-ordinating all works to optimise delivery for developers and utility companies and make efficiencies.

It was then –

RESOLVED: – To note the contents of the report

8. CCG Programme Update – Healthcare provision (Paper No. SB18-15)

Andrew Grimes introduced the report and asked the Board if they had any questions, in response to questions he confirmed that at present Lambeth surgeries were absorbing the growth in population and patient numbers, some 7,000 in recent years and that the new Wandsworth surgeries would be ready to take up further increases in patient numbers and that adequate provision was in place. He confirmed that the Battersea Fields Practice would only hold one clinic a week and the new Doddington Practice could take up some of the slack although it was not the purpose of that practice, and the Sleaford Street and Nine Elms Square practices would cater for future increases in population and patient numbers and that registrations were lower than the population increase mainly down to the time it took between some new residents moving in and registering with a GP.

He was confident that they could map the trends and provide the service required. The NHS were expected to make a decision on the Full Business Case Submission early in 2019. The Chair asked that he and Councillor Peck be kept updated.

It was then -

RESOLVED: To note the contents of the report on the delivery of additional healthcare capacity for the Nine Elms Vauxhall Healthcare Programme.

ANY OTHER BUSINESS

No matters were raised.

The meeting ended at 10.20am.