

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held on Friday 30th September 2016 at 10.30pm, 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); Jules Pipe (GLA), Sean Ellis (St James' Group); Peter Halpenny (Ballymore Group); Daniel Tomkinson and Pam Alexander (Covent Garden Market Authority); Aseem Sheikh (Vauxhall One); Danny Calver (Transport for London); Prof. Juan Cruz (Royal College of Art); Rob Tincknell and Matt Townend (BPSDC); and Janet Greenwood (Tideway).

Officers and observers: Steve Diamond, Mark Hunter and Emma Calvert (Wandsworth Borough Council); Nilam Popat, Jamie Eagles, Katharine Yexley, Henry Ellis and Anne Mullins (Nine Elms Delivery Team); Sandra Roebuck and Sue Foster (Lambeth Borough Council); Colin Wilson (GLA); Lucy Thatcher (Richmond Borough Council); Jo Sloman (Lambeth Borough Council); Shaun Mobsby (Network Rail); and Matthew Loughlin (Bellway K2 Construction)

Apologies: Councillor Steffi Sutters, Councillor Sarah McDermott and Eyvind Ryans (Wandsworth Borough Council); Gordon Adams (BPSDC), Samantha Wells (GLA), Simon Wigzell (CLS Holdings); David Hughes (TfL); Phil Robins (St Modwen) and Tim Seddon (St Modwen).

Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting including Jules Pipe (Deputy Mayor, GLA) and Daniel Tomkinson (CEO, Covent Garden Market Authority) who were attending their first meeting of the Strategy Board. The Board noted that Sean Ellis had stepped down as Chair of the Land Owners Group and thanked him for the huge impact this group has had.

There were no declarations of interest.

- **Minutes of the Last Meeting**

The minutes of the meeting held on 21 July 2016 were agreed as an accurate record.

Nilam Popat informed the Board that a letter had been sent to the Mayor's Office proposing an increased service from Battersea Park Station. The Mayor's Office had confirmed that they would look into this with Danny Calver (TfL).

- **Executive Meeting Decisions and Look Forward**

Nilam Popat presented the previously circulated Paper No. SB16-02 and provided an update on the following topics:

a) Proposals for revised Strategy Board arrangements.

Nilam Popat explained that it was proposed that Strategy Board meetings be reduced to two per annum beginning in January 2017. This had been approved by the Executive Committee. A report and detailed proposal would be presented at the meeting of the Strategy Board on 16th December 2016.

The Strategy Board agreed this approach.

Action: Report on revised Strategy Board arrangements for approval at December 2016 meeting - Nilam Popat.

b) Recommendation that DIFS of £800k be brought forward to complete agreed Thames Path works.

Jamie Eagles provided an update on Thames Path works. The Executive Committee had endorsed the proposal to bring forward the remaining spend, totalling £880k DIFS. Initial design works were being progressed by Battersea Power Station and Wandsworth Borough Council.

The Strategy Board endorsed this proposal.

c) Request for £1.2m to deliver interim scheme and design fees on Nine Elms Lane / Battersea Park Road.

Jamie Eagles reported that the Executive Committee had endorsed a proposal for funding of a further £1.2 million to deliver an interim scheme and design fees on Nine Elms Lane / Battersea Park Road. Approval was being sought through the governance process at Wandsworth Council.

The Strategy Board endorsed this proposal.

In relation to Battersea Park Road, Councillor Govindia noted that issues regarding the sweeping of building waste need to be resolved. Danny Calver reported that this had been raised with contractors and was recognised as an issue.

- **Future Role of the Partnership**

Under this item, the Board offered their congratulations to Rob Tincknell and the team at the Battersea Power Station Development Company on the news that Apple would be relocating their London headquarters to Battersea Power Station.

The Board received a joint presentation from Councillor Peck, Councillor Govindia, Colin Wilson and Sean Ellis setting out achievements which have been made in the past 5 years and challenges for the future.

Councillor Govindia began by describing the Partnership's vision for the area. This vision included the creation of a distinctive new area of London providing 20,000 new homes and 25,000 new jobs by 2030. There would be a rejuvenated centre at Vauxhall, a new town centre at Battersea Power Station, a modernised New Covent Garden Market and a new US Embassy. A cultural hub to the west of Nine Elms centred on the Royal College of Art was also critically important. Transport links would be developed through extensive walking and cycling routes, new bus services, increased river traffic and the Northern Line extension to Battersea. The area would be characterised by the iconic developments of Battersea Power Station, the US Embassy and New Covent Garden Market. The area would retain its historical character through the retention of features such as the Battersea Dogs Home.

Councillor Peck explained that this series of iconic places was central to the future success of Nine Elms. The development would be a vibrant new addition to London's river front, joining up with the South Bank. Vauxhall's art and gallery hub which was being created would be central to supporting community involvement of both existing and new residents.

Colin Wilson set out the key achievements to date. He explained that a Draft Opportunity Area planning framework had been issued in 2009 and adopted 2012. 18,000 new homes had been consented (exceeding original London Plan target of 16,000) and work was on track to exceed the 20,000 revised target. Over 3,000 affordable homes were currently consented and this was expected to rise to between 3,500-4,000. The target of 6.5 million sq ft of new employment space would be exceeded, with 4.8 million sq ft already consented. It was noted that more than 1.6 million sq ft of employment space is consented at Battersea Power Station alone which would be home to the New Apple Headquarters. The Northern Line extension was consented and under construction. Nearly 7,000 homes were currently under construction, with more than 1,300 completed and occupied.

Colin Wilson explained that close cooperation between Wandsworth Council, Lambeth Council, the GLA, TfL and the developers had been a vital factor in these achievements. The funding by developers of dedicated staff had also been fundamental. The agreed vision had been underpinned through the Opportunity Area Planning Framework. Defined common objectives had sent clear signals to the market and had provided market certainty. Extensive public consultation had ensured that local residents were involved and informed.

Sean Ellis explained how the unique working partnerships and framework adopted at Nine Elms had not been bound by a legal agreement and explained that this had allowed plans to be developed quickly.

Sean Ellis went on to outline the importance of creating a sense of place at Nine Elms Vauxhall and giving back to the community. Examples of this were the redevelopment of the Vauxhall City Farm which included new classrooms, a café, social housing in the form of family rented homes which had all be funded by the Berkley Group. Art and Culture had been used to engage local communities with examples including pocket parks, the RCA, galleries and Vauxhall Pleasure Gardens. Community benefit had been delivered through an employment charter,

cultural strategy, links with local schools, mentoring and training. Such engagement was key to ensuring that the local community is disrupted as little as possible.

Sean Ellis then set out future milestones for Nine Elms Vauxhall. These would be the opening of the US Embassy and Battersea Power Station Phase One in 2017; the opening of the river bus pier at Battersea Power Station in 2017; the start of work to transform the Vauxhall Gyratory in 2018; the opening of the Northern Line extension in 2020; and two-thirds of the jobs target being achieved by 2020.

Key objectives to 2020 were delivering key transport infrastructure (transforming Vauxhall and Nine Elms Bridge); ensuring momentum in housing delivery, including affordable homes; optimising economic / employment opportunities; delivering place-making through an ambitious cultural strategy; and creating and maintaining a new central London quarter.

Councillor Govindia set out plans for the Nine Elms Pedestrian and Cycling Bridge. He explained that this would be an important transport solution, joining the two sides of the river using the urban preferred transport methods of walking and cycling. Following an intense design competition, a contract would be agreed shortly. Councillor Govindia asked Jules Pipe for his support through arranging a response to a letter sent to the Mayor regarding the bridge.

Councillor Peck detailed plans for transforming the Vauxhall Gyratory and creating new Vauxhall district centre. These would ensure a safe and clean public transport interchange as well as creating a sense of place through public squares, a cinema and new businesses. Councillor Peck explained that this £50 million project would be led by TfL and funded by TfL and Lambeth Council.

Councillor Peck went on to outline the challenges facing the Partnership going forward. These included an infrastructure funding gap; maintaining momentum, strategic focus and vision in the delivery phase; providing leadership on delivering key projects such as the bridge and gyratory; and ensuring continued local benefit.

The presentation ended with consideration of the future role of the partnership by Councillors Peck and Govindia. Councillor Peck explained that this was a different phase of the project and a different stage for local government. The partnership was a valuable forum which would continue to adapt and change. The role of the partnership would be to provide a common voice and leadership; to be a forum for resolving key issues and maintaining focus on delivery; the continued promotion of Nine Elms Vauxhall's economy and cultural offer; and the efficient and effective sharing of resources on common objectives. Councillor Govindia added that the partnership would need to review its purpose and membership to ensure that it remains fit for purpose and to ensure the continued deepening of economic and cultural benefits for the area.

Following the presentation, Jules Pipe asked for clarification on the distribution of the funding gap which had been listed as a challenge for the future. Danny Calver confirmed that TfL funding for the gyratory was fully committed and that designs would be finalised by 2017. Nilam Popat advised that £25,000,000 of the estimated £40,000,000 cost of the Nine Elms Pedestrian and Cycling Bridge was programmed

through DIFS. Councillor Govindia noted that the bridge would require further private sector funding or sponsorship. There was a strong transport case for the bridge and endorsement and support from City Hall would be instrumental. Steve Diamond confirmed that appointment of the design team to progress the bridge project was underway.

The Board extended an invitation to Jules Pipe to visit Nine Elms and to view the development of the site. Jules Pipe confirmed that he hoped to visit Nine Elms soon.

ACTION: Steve Diamond

- **Dates of Future Meetings**

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

16th December 2016, 9.30am

The meeting ended at 11:55am.

Emma Calvert
Committee Secretary