

NINE ELMS VAUXHALL STRATEGY BOARD

Minutes of the meeting held at Boardroom, Circus West Village, Battersea Power Station and via Microsoft Teams on Thursday, 10th March 2022, at 2pm.

PRESENT

Members of the Board:

Cllr Claire Holland – Lambeth Council
Cllr Rhodri Morgan – Wandsworth Council
Gordon Adams – Battersea Power Station Development Company
Stephen O'Driscoll – R&F Property
Aseem Sheikh – Vauxhall One
Danny Calver – Transport for London
Cllr David Amos – Lambeth Council
Jo Breare – Covent Garden Market Authority
Philip Robins – St Modwen
Danny Calver – Transport for London

Officers and observers:

Lambeth Council: Sara Waller, Tom Branton Rheanne Holm, Dawn Bunce, Ben Morgan
Wandsworth Council: Steve Diamond, Kathryn Stewart, Esther Swales, Katharine Yexley, Raquel Pinto, Alex Rinsler, Chantelle Daniel, Declan Costello, Sam Emmett
Andrew Grimes – Nine Elms Vauxhall Healthcare Programme Manager
Katherine Abraham – Transport for London
Helen Cansick – Transport for London
Rajesh Upadhyaya – Transport for London
Sir Stuart Lipton – Lipton Rogers Developments LLP
Jonathan Smith – DP9
Dean Clifford – Great Marlborough Estates

Apologies:

Cllr Ravi Govindia – Wandsworth Council
Stevan Tennant – Ballymore Group
Jules Pipe – Greater London Authority
Sean Burke – Berkeley Group

Michelle Burton – Ballymore Group
Allen Summerskill – Tideway
Andrew Travers – Lambeth Council
Alison May – Lambeth Council
Laura Cheyne – Lambeth Council
Matt Dibben – Lambeth Council
Mark Maidment – Wandsworth Council
Jon Evans – Wandsworth Council

1. Introductions and Declarations of Interest

The Chair welcomed all attendees to the meeting. Cllr Morgan stated that he lived in the Nine Elms area and if there were any conflicts of interest he would act accordingly. There were no other declarations of interest.

2. Minutes of Previous Meeting (Paper No. SB22-03)

Cllr Morgan queried about the origin of surveys on page five of the minutes and asked if there was any further information on this. Mr Danny Calver explained that they would investigate this and would provide an update.

The minutes of the meeting of the Strategy Board on 19th October 2021 were agreed as correct record.

3. Reporting Framework (Paper No. SB22-03)

Ms Kathryn Stewart opened the item by explaining that following the opening of the northern line extension, there continued to be rapid progress into the further opening of the new town centre. She also drew attention to some of the highlights from the report:

- Passenger figures were picked out on page two of the report, and these indicated that the overall message was that things were going well in terms of passenger flow.
- On the Nine Elms Lane, the Western Section design was undergoing consultation until end of March. The Eastern section was still under review however there were no further planned consultations for this.
- Thessaly Road highway works were completed.
- Arch 42 gateway scheme had undergone a few design revisions, but contractors had been appointed and works were targeted for May.
- There had been a call out for a programme of commissions which invited residents and artists to pitch ideas, so far there have been 21 expressions of interests.
- Other major local facilities points to note were, the World Heart Beat Music, which had been successfully entered and works started in January, the Matts Gallery opening would be expected in the Spring. Chocolate Films had confirmed they would open in Autumn 2022.
- The embassy network reported they were facing issues with access to complete the rectification works at the embassy itself, which would affect the royal mail group planning obligation and affect their energy strategy. Officers were speaking with all parties to resolve, and this was the subject for discussion at infrastructure group the following week.

Rheanne Holm also explained the Lambeth-based highlights of the report:

- Wanted to raise attention to the low line commission where 18 submissions were received from 5 lead practises in which the calibre was very high.

Feedback sessions would be organised, this was scheduled to be completed by summer 2022.

- On the Wilcox Road commission there had been 50 expressions of interest with 5 teams having already been shortlist, and the hope is that one would be selected before September this year.
- On capital investments, following the completion of substantial works in Vauxhall Park, works had been completed at Old Paradise Gardens, and Heathers Park was out to tender. Public realm improvements on Lambeth High Street were to commence in March, including planting in collaboration with the Garden Museum.
- The NHS Full Business Case for the expansion and upgrading of 3 Lambeth GP's practices had been approved, with works to be completed by the end of 2022.
- It was pointed out that phase 2 of Homes for Lambeth Westbury Estate Regeneration was consented to last week. This included 124 new homes and followed the completion of last year's 100% affordable first phase of 64 new council homes, which enabled all existing tenants to be rehoused into new homes and gave additional homes for those on Lambeth's housing waiting list.

RESOLVED – That the report be noted.

4. Line of Light report back (Paper No. SB22-04)

Mr Alex Rinsler opened the item by informing the Board that this event marked the launch of the joint project. Looking at the objectives of the event, this was to call attention to the area and the uses the Northern Line Extension would serve, but also to allow people to reconnect after COVID. Ms Dawn Bruce expressed that we needed to ensure that the spotlight was on local communities. In terms of what was delivered, Mr Alex Rinsler gave a quick overview of this and explained that this project was able to bring together artists from London and Australia with 5000 attendees, this included Battersea Station choir and Bollywood artists, as well as 29 local businesses involved with the project. This allowed for a developed marketing campaign and a real chance to test the Northern Line extension. Mr Rinsler also explained that his project was a fantastic example of joint working and logistical delivery and thanked all those involved.

Whilst pointing towards pictures of the event, Ms Esther Swales explained that the aim was to attract people from local travel hubs. There were a range of assets used both online and off-line like paid online advertising, targeted social media coverage and as well as outdoor display advertising, and noted the big billboard in Lavender Hill in Wandsworth as well as other posters in stations and across the borough. Ms Esther Swales also thanked TfL for their assistance with attracting people to the area. Ms Swales explained the different phases of the campaign, going into detail on the uses of online advertising as well as print. Furthermore, the use of targeted media, through blogs, local newspapers and London Live TV which allowed for a bigger reach. On the day of the event, there was a big push through with the use of various newsletters, and later through the use of images of the first night to entice

the audience to attend on the second night. Overall, the campaign audience was reached, and the team were pleased with the result.

Mr Alex Rinsler went on to explain a few figures of the overall campaign audience reach and reported that nearly 50% of the reach was from people who lived nearby. Some other key findings included that the event was inclusive and accessible. With regards to the legacy of the event, although events of this level are difficult, this has strengthened partnerships at all levels allowing for continued cross-borough collaboration. Ms Dawn Bunce wanted to reiterate the same point on legacy and the benefits of engaging. This was a successful space to do an activity of this level and had local input from various stakeholders like the choir and business owners which can be developed.

Mr Gordon Adams thanked all those who were involved and expressed his commitment to continue to promote the line. He asked the team about what lessons were learnt as a result of this and if they would do anything differently. Mr Alex Rinsler explained that this project was very resource heavy, and to that end to not underestimate the huge communications campaign this involved. Furthermore, COVID had a big impact on this and although this was a great way to show collaboration between boroughs, each work very differently and it was taking that into account. Lastly, in terms of planning, to ensure the right support was there from the start, knowing the budget as soon as possible would allow for better oversight.

Ms Kathryn Stewart echoed colleagues on the point that so much of the success of this event was down to the partnerships and the long-term investment. Cllr Morgan questioned whether when looking to have another event like this, if the event could be even bigger and attract more people. Cllr Holland explained that this was a niche market, and when looking into future events, to consider and look into local artists.

Mr Stephen O'Driscoll congratulated everyone and thought this was a brilliant event. He suggested that the packs should be shared for all to see, as well as have the video be put on the website. He also highlighted that the next landmark was the park when there would be enough plots.

RESOLVED – That the report be noted.

5. NHS Nine Elms Health Care Programme Update (SB22-04)

Mr Andrew Grimes presented the following highlights to the Board:

- The Lambeth Programme was secured in November with the full business case approved and signed off in April. Delivery capacity would begin from July-December, this would provide support to the area especially Wilcox Street.
- Step 2 on Sleaford Street would be expected to receive approval by the end of the year.
- The appointment of the GP practice would run from January to the Summer.

- By the June Programme Board, they would look to advise the public on how they could see the capacity had evolved. This would be discussed with the communications team to see how this could be delivered.
- On Step 3, the team were in discussions with R&F about the planning application to see when it could be available.

RESOLVED – That the report be noted.

6. Vauxhall Gyratory update (SB22-06)

Ms Katherine Abraham opened the item by stating this would be presented in two parts, between herself and the island site developers.

Ms Katherine Abraham presented to the board the following updates:

- a) The highway scheme - this area was more permeable, allowing for shorter trips and had safer controlled crossing paths. Furthermore, it also had safer and better-connected cycle lanes, allowing for overall greater connectivity. Furthermore, with the changes in the highway this had allowed for more open spaces, and this can be access without crossing the road.
- b) The new bus station allowed for better weather protection and for new driver facilities.
- c) TfL paused the programme due to the pandemic. This looked to remobilise Vauxhall as a project. Dates are subject to funding but have Spring 2024 in mind as a deadline.
- d) Issues regarding land ownership were causing challenges because to land swap effectively, partners have had to take into account the operational bus station, and they were looking into ways around this. This was further highlighted through the presentation in which the board were shown pictures of the schemes to highlight the interdependencies between them and the need to work together to achieve this.
- e) TfL funding had been secured by a short-term deal from the Department of Transport until June. There had been no further update on this, however, the Board were advised that a three-year deal was being discussed and a decision was to be made by April. In the meantime, as the project moves forward, funding from Lambeth was being utilised.

Mr Dean Clifford began his presentation by stating the importance of this project and that this was deliverable by working with TfL. Partners were keen to press forward as this would bring several key benefits to the area. Mr Clifford went on to explain some of the strategic objectives which were responding to the need of the town area. The aim was to create a town centre development which had key areas such as retail, businesses, hotels and welcomes all opportunities to the area. The project enables the Gyratory to be removed and to have a more friendly area. Images of the scheme were shown to the Board which showed that this development provided a greater open area. Other key benefits of the scheme were that it facilitated the removal of the gyratory, it would deliver thousands of jobs, it would also deliver on housing

tenures and it would provide a new public square and created an active town centre. The key areas of the land swap were fundamental, and they were working with TfL to unlock this. Mr Dean Clifford then went on to explain how the phasing of this would work and advised on the current status of the project. Consent was received back in 2020 and there was an enquiry to get this through. They were working with Lambeth to create an appropriate development looking at this through a lens of the current day and for the benefit of the area. Mr Clifford then concluded by echoing colleagues' words on the importance of partnership and by reflecting on the issues of funding, which partners were open to create solutions to bridge the gaps and accelerated the project. Mr Aseem Sheikh wanted to emphasise the importance of getting this project up and running and shared that there were very high levels of support and emphasised the benefits of this given it's a business commuting town.

Cllr Holland and Cllr Morgan questioned if anything could be done at the design stage which would announce the place like Vauxhall Station did. Ms Katherine Abraham responded and indicated that in terms of height it could not be bigger, although there was planning permission for a slightly bigger clock tower which would announce the area. Furthermore, there already was too much emotion with this bus station, which Cllr Holland agreed and followed onto say that people wanted this change and those who lobbied were powerful and were keen to see this through to the end as a lot of time had already passed. Mr Tom Branton explained that a letter from both Chairs to the Mayor of London was agreed at the Executive meeting, which Cllr Holland confirmed. Ms Sara Waller confirmed that this was ongoing. Mr Stephen O'Driscoll asked the Board what aspirations Network Rail had in this matter, which colleagues agreed to pick up offline. Mr Philip Robins commented on the huge potential that this would bring to the opportunity area and was happy to hear of its progress. He also expressed that it would be great to see the public realm story.

Cllr Holland wanted to bring attention to the conversations around the line of light, Arch 44, and the public realm, as well as Mr Aseem Sheikh's point on businesses really wanting this project and the possibilities it would bring to the area by getting people to stop was key. Mr Stephen O'Driscoll enquired where the bus stop would be relocated to, to which Ms Katherine Abraham responded to say that there have been discussions with TfL and several bus stop would have to go in the road. The timing would also be aligned with the Vauxhall Square. Ms Sara Waller wanted to encourage other partners to help and try to influence on the funding issue. Ms Helen Cansick expressed that TfL funding is reliable on central government and it would be helpful and important if the strength of feeling was made in that context. There was a big likelihood that funding would be reduced and a lot of prioritisation would be required. Cllr Holland concluded by stating that the scheme could have started earlier if it was not for the legal setbacks.

RESOLVED – That the report be noted.

7. Maximising future local employment opportunities (SB22-07)

Steve Diamond provided the Board with the following updates:

- a) On construction employment there were 1200 local people in work
- b) The focus of paper was for jobs in those developments

- c) The completion of Phases 2 and 3 of Battersea Power Station will see a significant increase in these end-use jobs
- d) The impact of COVID on the labour market of both areas has been incredibly challenging but the jobs opportunity in NEV can make a real contribution to supporting post pandemic recovery.
- e) Wants a joint approach from teams in both Local Authorities when capturing this as this would allow for an integrated approach
- f) Importance was placed on the need to be outward looking and to engage more, especially on local jobs.
- g) The report ended with a focus on the hospitality sector, where there were tight labour markets. Wandsworth, along with Southwark and Lewisham councils, commissioned a Hospitality skills Study and forecast for the sector in 2019. Whilst the pandemic has undoubtedly affected the sector, the study's findings and recommendations remain relevant. The study proposed for more training facilities which could be an interesting factor to consider for Nine Elms.

Ms Jacqueline Faulkner commented on the challenges around good work available as well as ethnic employment rate. Ms Faulkner also stated that areas need to work to inspire people in these roles. Ms Chantelle Daniel wanted the Board to consider the working pool, especially on whether residents were working locally or elsewhere, also echoed Ms Faulkner's words noting this is not only a challenge for workers but for employers also.

Mr Gordon Adams shared with the board some figures around job creation at the power station, which had 100 apprentices. The job opportunities would be immense when the power station would open. They were also working with tenants on work matching and were encouraging national living wages. Whilst the programme would be pushed out, they would also be generating job fairs to educate people on what would come. Finally, there are targets for local employment for both Local Authorities.

Ms Sara Waller asked officers if there was anything that was needed differently to help with this project. Mr Steve Diamond responded by stating that although there would be challenges with this, it would come down to partnership approach, if developers could assist by pushing out the message that would be helpful. The idea of a centre would provide focus and colleges would investigate this but by simply having a facility it would not solve the issue, however, it could help. Concluded by stating that this was at an early stage and there was yet to be funding.

Ms Chantelle Daniel commented on the training pipeline where it has worked well with construction, candidates on that training meet employers and often they go straight from training into work. Often the training is designed with the employer and has worked very well. Ms Jacqueline Faulkner also emphasised that hospitality is a priority for all, and the mayor commission two organisations to delivery hospitality, as well as DWP the way to work initiative. There is a role for the Board to bring parties together and doing more work with employers on recruitment, not just supporting individuals.

Cllr Morgan commented on a recent construction work experience in his ward with St Bosco School, and the opportunities this provided as this was not only focused on

construction but on HR in construction as well as other facets and wondered if this model could be replicated in other areas and other sectors to help address the imbalance issues in communities.

Cllr Holland echoed other partners' points of employers going out and speaking to people and reaching out to communities and asked if this could be a standing item, as she would like to return to it at the next meeting.

RESOLVED –

- a) That the report be noted.
- b) That this be a standing item for future meetings

8. VNEB OA 2-5yr Programme (SB22-08)

Ms Kathryn Stewart opened the item by providing handouts and explaining these would be circulated after the meeting. Ms Stewart went on to explain since it had been 6 months since the tube opening, it was a good move to look forward and begin to plot out the next 2-5 years. Ms Stewart also emphasised that this was from this period onwards and does not capture what has already been delivered, like the tube line, the number of homes delivered, like the 8000 of the 20000 homes in the last 10 years, with a range of tenure types and unit sizes.

Ms Stewart then explained some of the highlights from the report:

- a) From a housing point of view there would be consistent delivery over the next 5 years, with the total of 7500 houses. Commercial space and the reality of new town centres and employment and business supply opportunities will become real, from Q3 of this year of Power station opening, new hotels and the Covent Garden market making strong progress on their programme, and into 2023 when the new hotel opens and when Equal occupies space.
- b) There would be a big shift into social infrastructure projects like the Lambeth GP practice expansion which would be delivered this year, and then the move to Sleaford Street. Lambeth College will complete the first phase in this year, 2024 is the next phase. Primary school on the royal mail group site is moving in the design phases, construction in about a year's time.
- c) In terms of transport infrastructure, there were 4 key projects with a lot of interdependencies, to look out on the report, like the Nine Elms Lane/Battersea Park Road scheme, the Queenstown Corridor scheme, the Vauxhall Gyratory and the Nine Elms Pimlico Bridge.
- d) Mentioned the key gateways into the western end, which covered everything from second entrance at Queenstown Road to the western entrance of the NLE station at Battersea Power Station.

- e) On public realm there was special mention of the works of Park and in terms of timescales, the next 24 months will see constant delivery of phases. In terms of the Tideway public realm site, the Board was advised to keep a careful eye on the commissioning period between the works being complete and the spaces opening up.

RESOLVED – That the report be noted.

9. Any other business

There was no other business. The Chairman thanked everyone for attending and thanked Battersea Power Station for hosting the hybrid meeting.

The meeting ended at 16:00.