

Cabinet Member delegated decision**Decision Due: 23 April 2015****Nine Elms on the South Bank / Vauxhall, Nine Elms and Battersea Opportunity Area Business Plan 2015/16****Wards:** Princes, Oval, Stockwell and Larkhall**Report Authorised by:** Sue Foster Strategic Director Delivery**Portfolio:** Councillor Lib Peck, Leader of the Council:**Contact for enquiries:**igriffith2@lambeth.gov.uk

Iago Griffith, Neighbourhood Regeneration, 020 7926 2656

Report summary

The first business plan for the Vauxhall Nine Elms Board was adopted by Lambeth and Wandsworth Councils in September 2012. The Board agreed that the business plan would be refreshed annually, giving the opportunity for input from both Councils. Revised business plans were prepared for the years 2013/14 and 2014/15. This report proposes the adoption of the business plan for 2015/16. This plan reflects the programme is now in delivery stage, and the increasing need to secure appropriate social infrastructure particularly as new residents move in (Riverlight) and that the recently conducted phasing study has indicated a higher than anticipated level of development. The Business Plan was endorsed by the Vauxhall, Nine Elms Battersea (VNEB) Strategy Board on 13 December 2014.

The Council primary concern is to ensure that the place making aspects of the programme are the focus of activity. Whilst there are logistical and utility issues relating to construction that must be addressed, these are not the aspects by which the success of the Board will be judged.

Finance Summary

In 2015/16, £125k of approved funding is required to be allocated from the Development Infrastructure Funding Study (DIFS) tariff for payment to the London Borough of Wandsworth for the joint support team.

There is currently £1.6million available from the DIFS tariff to fund the 2015/16 business plan

Recommendations

- (1) To adopt the business plan for the VNEB Opportunity Area for the period 2015/16, but subject to a number of conditions including that during the year, the Board will:
 - Continue to place greater emphasise on successful place making.
 - Respond to the Council's concerns at the high level of properties being purchased by overseas investors.
 - Seek to increase levels of affordable housing delivered across the opportunity area and seek to ensure the Lambeth's efforts to secure a 40% affordable housing rate in its developments are realised.
 - Continue to meaningfully consult and engage with local communities.
 - Consider how the social capital of the area can be developed for the benefit of the community as a whole.
- (2) To approve a payment of £125,000 from monies collected from the DIFS tariff as the Council's contribution to the Nine Elms delivery team.

Context

- 1.1 The Vauxhall Nine Elms Board stated in March 2011 that its vision for the area is to establish 'A new London Quarter for the benefit of the whole community'. The Council is a strategic partner on the Vauxhall Nine Elms Strategy Board. The Board's remit is defined by the Mayor's Vauxhall Nine Elms Opportunity Area Planning Framework (VNEB OAPF) which promotes the 'optimum development potential of the area' including:
- 16,000 new homes and 20-25,000 jobs
 - Growth poles in the form of new Central Activity Zone (CAZ) frontages at Battersea Power Station and Vauxhall
 - A new mixed use residential neighbourhood and linear park in the heart of Nine Elms
 - A step change in public transport provision including the Northern Line Extension from Kennington to Battersea Power Station with an intermediate station at Nine Elms, supported by a package of rail, bus, cycling, pedestrian and highway improvements
 - The provision of new open space including a linear park, improved riverside walk and high quality public realm
 - The creation of a sustainable place with new social infrastructure, a district heat network, utilities infrastructure and strategic flood mitigation measures
- 1.2 The Vauxhall, Nine Elms and Battersea (VNEB) Opportunity Area comprises 195 hectares of land on the south bank of the River Thames between Lambeth Bridge to the North, and Chelsea Bridge to the south west. It includes Albert Embankment, Vauxhall Cross, Nine Elm, New Covent Garden Market and Battersea Power Station. Identified as an Opportunity Area in the London Plan, it offers one of central London's largest regeneration opportunities. To oversee the development of the Opportunity Area a Strategy Board was established in 2010, comprising Members and officers of Lambeth and Wandsworth Councils, the Greater London Authority (GLA), Transport for London (TfL) and representatives from the private sector. The vision to be delivered is the transformation of the opportunity area by 2030 into a special and distinctive area of central London, enjoying international significance and providing 16,000 new homes and generating 25,000 jobs.
- 1.3 Good progress has been made towards achieving the Board's vision evidenced by:
- Lambeth Council's adoption of the Vauxhall Supplementary Planning Document (SPD), setting out the Council's aspiration for Vauxhall and the Albert Embankment;
 - Planning permission has now been granted for some 15,000 new homes across the opportunity area;
 - Construction has commenced along Albert Embankment and the Sainsbury's site. Spring Mews has opened;
 - Transport for London (TfL), has commenced construction on the Northern Line Extension;
 - The Council is progressing work with TfL towards creating a district centre at Vauxhall;

- Residents are being supported into employment opportunities through the joint brokerage service;
 - New businesses are opening in Vauxhall.
- 1.4 The Board's first business plan was adopted by Lambeth and Wandsworth Councils in September 2012. The Board agreed that the business plan would be refreshed annually, giving the opportunity for input from both Councils. A revised business plan was prepared for the years 2013/14 and 2014/15. This report proposes the adoption of the business plan for 2015/16. This plan reflects the programme is now in delivery stage, and the increasing need to secure appropriate infrastructure and that the recently conducted phasing study has indicated a higher than anticipated level of development.
- 1.5 The work of the Board is closely linked to the council's aspirations for growth. The council has ambitious plans to transform the Vauxhall area with 3,500 new homes and 8,000 new jobs being created in new buildings with good health, school and community facilities and improvements to existing open space, roads and the public realm. Central to the future of Vauxhall is its evolution into a new district centre with shops, cafes and restaurants. Redundant and obsolete buildings on the Albert Embankment will be replaced with mixed use development with an enhanced riverside walk and a series of high quality new buildings. This area is part of central London and OAPF.
- 1.5 The Council continues to press for an increased emphasis on 'place making' and the integration of the existing communities and the residents who will be moving into the area.
- 1.7 The current VNEB partnership arrangement will end and be up for renewal at the end of the 2015/16 financial year. Therefore this is the final year the council will be invited to approve the Business Plan and make an attendant contribution.

2. Proposals and reasons

- 2.1 The first three business plans adopted by council reflected the early stages of implementation and were focused on the immediate steps needed to ensure successful delivery.
- 2.2 The Board approved the DIFS Administration Budget until 2015/16. It was agreed to review the extension of the Administration Budget for a further 5 year extension to 2021 at a later date.
- 2.3 Recognition of the importance of Vauxhall and the Albert Embankment to achieving the vision of Nine Elms on the South Bank, it is important that the council endorses the business plan which the Board has signed up to. The success and progress of the Board will be measured by the outcomes and outputs within the business plan year on year. It binds the public and private sector together in a joint effort to ensure the development of an exemplary place and a sustainable community.
- 2.4 Work on refreshing the Business Plan began in early 2014 and was guided by feedback that previous plans had lacked sufficient emphasis on 'place making'.

- 2.5 The revised plan was submitted to the Council, as to all partners, and a response was issued in early December 2014, which made the following points;
- That the plan reflects the concern the Council has around the level of sales of properties in the opportunity area going to overseas investors.
 - Greater emphasis be placed on efforts to secure the maximum level of genuinely affordable housing, and the Council's policy requirement of 40%.
 - The need to support small and medium sized enterprises is noted.
 - Increase reference to the role of Public Sector bodies.
- 2.6 The Business Plan reflects these points, and the Council continues to emphasis these through its participation in the working groups.

3. Finance

- 3.1 There is approved 2015/16 DIFS funding for the £125k payment to Wandsworth Council.
- 3.2 Lambeth council has received £3.9million DIFS funding to date and currently has £1.6million available to fund the 2015-16 business plan. No further DIFS income is expected to be received in 2015/16.
- 3.3 The VNEB Board is a non-statutory organisation and has no legal powers to enforce the 2015/16 business plan.
- 3.4 The projections in the 2015/16 business plan are subject to review.

4. Legal and Democracy

- 4.1 The Strategy Board operates as an informal partnership.
- 4.2 As a member of the strategy board Lambeth Council is expected to contribute and influence to ensure Lambeth's own outcomes are met through the Opportunity Area development.
- 4.3 The relevant statutory framework is set out in the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, and in the Planning Practice Guidance March 2014
- 4.4 The VNEB Board is a non statutory organisation. It has no legal standing or powers. The business plan is not legally binding or enforceable on the Council. Its endorsement is entirely voluntary.
- 4.5 This proposed key decision was entered in the Forward Plan on 6 February 2015 and the necessary 28 clear days notice has been given. In addition, the Council's Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations

received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days – the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

5. Consultation and co-production

- 5.1 The business plan has not been the subject of public consultation although many of the aspects of the work programme will be going forward.

6. Risk Management

- 6.1 The support the delivery team whom are committed to working with partners on the development and monitoring of a robust and proportionate risk management system.

7. Equalities impact assessment:

- 7.1 An Equalities Impact Assessment was undertaken by the NEV Delivery team to accompany the Business Plan of 2013/14.

8. Community safety

- 8.1 Community safety implications will need to be assessed as the work programme within the business plan is taken forward, currently sitting within the Public Realm Working Group.

9. Organisational Implications

9.1 Environmental

The business plan has not been the subject of any formal environmental appraisal. Environmental implications will be considered as the business plan is implemented.

9.2 Staffing and accommodation

Endorsing the business plan commits the Council to providing a significant level of staff resources to see it through to delivery.

9.3 Procurement

Not applicable

9.4 Health:

None.

7. Timetable for implementation

- 7.1 The Board endorsed the draft plan in December 2014; the final plan will be presented in March 2015.

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Sue Foster	Strategic Director - Delivery	4.03.15	5.3.15	cleared
Sandra Roebuck	Programme Director	20.02.15	22.02.15	Throughout
David Joyce	Assistant Director- Planning and Development Management	20.02.15		
Christian Fleming	Head of Finance- Capital and Tax	20.02.15		
Conor McDonagh	Delivery Lead - Regeneration	18.02.15	18.02.15	Throughout
Mike Pocock	Divisional Director – Business Growth and Regeneration	20.02.15	02.03.15	Recommendation
Carolyn Dwyer	Divisional Director - Public Realm	20.02.15		
Adrian Smith	Commissioning Director – Culture and Communities	20.02.15		
Jaqueline Davy	Democratic Services	23.02.15	23.2.14	4
Greg Carson	Enabling: Integrated Support	14.04.15	14.04.15	4.1 to 4.4
Finance	Business Partnering	23.02.15	27.03.15	3
Councillor Lib Peck	Leader of the Council / Co-chair of VNEB Board	20.02.15	05.03.15	Recommendation and 2.5
Councillor Jack Hopkins	Princes Ward Councillor and VNEB Board Member	20.02.15	21.02.15	
External				
	None			

Report history	
Original discussion with Cabinet Member	19.01.15
Report deadline	27/02/15
Date final report sent	N/A
Report no.	/N/A
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	24.01.15
Key decision reasons	3. Meets community impact test
Background information	Lambeth LDF Core Strategy, January 2012 Vauxhall SPD, January 2013 London Plan 2008 Vauxhall, Nine Elms, Battersea Opportunity

	<p>Area Planning Framework, March 2012</p> <p>Draft National Planning Policy Framework, Communities and Local Government, July 2011</p> <p>Cabinet report 16th January 2012: Vauxhall Area: statement of principles, emerging issues and Development Infrastructure Funding Study</p> <p>Cabinet Report Nov 2012 – First VNEB Business Plan</p> <p>Cabinet Report Jan 2013- Preparing a Commissioning Business Case for Responding to Growth</p> <p>Transport Works Act Order submitted 30th April 2013, Transport for London</p> <p>Draft Nine Elms Vauxhall Business Plan Equalities Impact Assessment, May 2013</p> <p>Nine Elms Business Plan of 2013/14</p>
Appendices	<p>The Nine Elms Vauxhall 2015/16 Business Plan</p>

APPROVAL BY CABINET MEMBER OR OFFICER IN ACCORDANCE WITH SCHEME OF DELEGATION

I confirm I have consulted Finance, Legal, Democratic Services and the Procurement Board and taken account of their advice and comments in completing the report for approval:

Signature _____ Date _____

Iago Griffiths
Iago Griffith , Neighbourhood Regeneration, 020 7926 2656

I confirm I have consulted the relevant Cabinet Members, and approve the above recommendations:

Signature _____ Date _____

Post Councillor Lib Peck
Leader of the Council

Any declarations of interest (or exemptions granted):

Issue	Interest declared
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