

Kennington, Oval & Vauxhall Forum

Pedlars Acre, 1 Opal Street
London SE11 5SS

Tuesday 10th June 2008, 6.30 for 7.00 pm

Minutes

Present: Maureen Johnston (Chair) Eamonn McMahon, Gordon Johnston, Cllr Lorna Campbell, Marilyn Evers, Cllr R Banks, Mary Acland Hood, Tim Boxall, Michael English, Veronica Ledwith, Priscilla Baines, Chris Cossey, Angus Aagaard, Frank Manning, O. Habbeeb, Wendy Rigg, Jill Gregson, Shafique Ahmad, Fiona Clark, Charles Pender, Jon Davies, Ade Omoele, Ronald Grant, Martin Griffith, Celia Stothard, Doreen Coombes, Maryanne Gould, Draeyk Van Der Horn, James Gill, Richard Moberly, D. Shafiqbutt, T. Lisa, Jacky Johnson, John Johnson, Cllr Stephan Morgan, Stephen Nwofor, Andrew Beale, Alison Packer, Judith Pattman, Peter Morris, John Slattery, Glenda King, E. Tann, Ian Adam, Alison Kennedy, Julie Hansen, Mark Harrison, M. Ranson, J. Gerry.

In Attendance: Frances Forrest (Town Centre manager) Jacqueline Christie (Area Project officer), Clive Fraser (Strategic Planning)

Apologies: Betty Severn, David Brown, Tricia Anderson, Sharon Clouston, Ivan McCracken, Cllr Gavin Dodsworth, Valerie Shawcross, John Roberts, Jim Clancy

- 1) **Welcome and introductions:** Maureen Johnston, as Chair, welcomed all.
- 2) **Minutes of the previous AGM 19th June 2007.** The minutes of the previous meeting were agreed. It was noted that there had been improvements to red routes, and also noted, with regret, that Oval Partnership's funding for a Development worker had come to an end.
- 3) **Chairs Report**
Maureen presented her report which had been circulated in advance and highlighted the saving of the Lambeth Walk Post Office as an example of everybody working together. Mr Habeeb of the Post Office branch thanked everyone who had contributed to the victory, one of only seven in London.

Jon Davies added that a flower stall run by Social Enterprise Tomorrow's People, was now in business at weekends. The Sheepdrove Trust was still interested in funding works to bring the underground lavatory at Kennington Cross into use for Celia Stothard's Arts Lav project.

- 3A) **St Anselms Church Repairs**
Angus Aagaard reported that St Anselms Church Hall needed repairs before it was ready for use by Into University, London Youth Support Trust who wanted

12 employment units for people who need support into employment possibly a café and other facilities in the hall. To raise the necessary funding St Anselms was proposing to sell Centenary Hall.

4) Reports from KOV members

4A) Beaufoy update

Cllr Steve Morgan reported that the Council had taken on board views expressed about the coupling of the Beaufoy building with Lilian Baylis School (former) site, and had decided that they should be treated separately. Regarding the Beaufoy, Lady Margaret Hall Settlement and the Duchy of Cornwall were working together, with others, to develop a studio school and a museum. He added that there would be a meeting with users of Lilian Baylis School (former) on Monday evening about what should go on the site and how it should be managed.

4B) Save Kennington Adventure Playground Campaign

In the absence of any representatives from this campaign, Cllr Morgan reported that both the one o'clock club and the adventure playground will be re-provided as part of the development of 99 housing units on the site of 52-74 St Agnes Place and 75 to 93 St Agnes Place; the adventure playground will be re-provided on a site between the end of the new development and the 'green link'. It will occupy the same footprint as the playground currently occupies and when the development commences the adventure playground will be provided first to ensure there is no interruption to the provision. The one o'clock club is to be re-located on the ground floor in the block closest to Bolton Crescent of the new development. Currently it occupies 1,134 m². Included in that is a 'hut' of 85m². The re-provision will provide 270m² of internal space and currently 250m² of external space; as this is a considerable reduction we are proposing a reduce the number of houses being provided by the development to accommodate a larger external space in the region of 750m². It is proposed that further consultation take place with the users of these facilities prior to the planning application.

4C) Michael Tippett School

Alison Packer reported that the former Michael Tippett School building is going to be used for young people who do not have school places for a variety of reasons other than exclusion, and that communication between the Council and the residents was much improved.

4D) Kennington Park Adventure Playgrounds and One O'clock Club

There will be a consultation held with community groups about what the further plans are for the one O'clock club.

5) Town Centre Managers Report, Frances Forrest the Town Centre manager gave an update on the key achievements of the Town Centre team during the last year and informed the meeting of the up coming priorities for the year 2008/09. The five town centre teams would be replaced by three Communities and Neighbourhoods teams, part of Regeneration and Housing Services as at present. Team responsibilities would include: updating the 'Gifts' contact

management system, Community engagement in physical regeneration programmes such as Future Kennington, Neighbourhood Working in priority areas and focusing on worklessness, the key priority for Lambeth First.

She explained that responsibility for liaison with Town Centre Forums would pass from the local teams to the Active Communities Unit, which will soon be part of Adult and Community Services, a commissioning department. She said there were likely to be opportunities for town centre/area wide bodies to be funded for specific pieces of work within their own areas.

In response to a question from the floor, Frances explained that the name Gifts was assigned to the contact management system as it was a database originally created for grant giving, it was not an acronym. Chris Cossey asked who would hold the KOV membership list and whether data protection rules would prevent the town centre team from handing over details of KOV members. Frances assured KOV that they would have their members' information and that KOV would manage the information in the future. A small grant has been awarded to KOV to pay for room hire, publicity and mailing costs.

5A) Chair expressed her thanks.

The Chair expressed her thanks on behalf of everybody for the work that Frances Forrest and the Town centre team have done on behalf of KOV. Marilyn Evers stated that it would be much harder for KOV to have direct access to information and that KOV would have to work much harder to get information. This means relying more on local Councillors to get access to certain areas of information.

6) Election of KOV board

Mary Acland Hood proposed all candidates standing for election to the board and Priscilla Baines seconded them, all were elected unopposed.

KOV Board Members 2008 - 09

ESTATE TENANTS ASSOCIATION/MANAGEMENT COMMITTEES (4 places)	
Marilyn Evers	Kennington Park
Maryanne Gould	Holland Rise and White Bean
RESIDENTS' ASSOCIATIONS (4 places)	
Maureen Johnston	Walcot Estate
Alison Packer	Wincott Street Residents Assoc
Draeyk Van Der Horn	Viva Vauxhall
Ian Adams	Manor of Kennington Residents Assoc
BUSINESS REPRESENTATIVES (4 Places)	

Frank Manning	Manning Photographers
PUBLIC SERVICE, VOLUNTARY SECTOR AND COMMUNITY GROUPS (6 Places)	
Chris Cossey	Vauxhall Society
Angus Aagaard	Kennington Association
Eamon McMahon	Friends of Vauxhall Spring Gardens
John Roberts	Metropolitan Police Authority
INDIVIDUAL CANDIDATES STANDING AT THE DISCRETION OF THE BOARD	
Mark Harrison	Ethelred
Veronica Ledwith	Walnut Tree Walk
Tricia Anderson	

7) EGM –New constitution

The new constitution was agreed with the following amendments:

Point 6.1 Under meetings second sentence starting with ‘members’ to be deleted. In the following sentence the word “also” to be deleted.

To be noted a comma to be placed in between ‘Kennington’ and ‘Oval’.

8) Vauxhall’s Future –a draft Supplementary Planning Document

Clive Fraser gave a presentation on the Supplementary Planning Documents (SPD) being prepared for both Vauxhall and Waterloo (the only areas in Lambeth having their own) would form part of the Council’s agreed Unitary Development Plan. It would cover commercial areas in Vauxhall, such as the Vauxhall Cross, the Albert Embankment, south East Regeneration hub, Vauxhall Walk and Kennington Lane. When complete, they would provide detail and guidance regarding the local area on current policies within the UDP. The UDP conforms to the London Plan.

Workshop sessions had been held with stakeholders in Vauxhall and ideas arising from the workshops will be fed into the preparation of the document going to Cabinet on 28 July. Wide consultation would follow in September, including an exhibition, drawings, and information on line, a press release and a leaflet. A questionnaire, linked to the document, would be available to capture views on it. The outcome of the consultation would be reported back to Cabinet in November.

The LDA were also doing a broad study focussing on traffic, for Vauxhall and Battersea.

8A) Questions from the Floor

In response to questions from the floor, Clive replied that the London Plan and the UDP have been consulted on and adopted. If the new Mayor wished to alter the document he would have to go through a process. There would be no

further consultation prior to the report going to Cabinet on 28 July, but he assured the meeting that the consultation after 28 July would be as full as possible. He pointed out that a questionnaire in current circulation regarding the subject had been produced and circulated by KOV Forum rather than from the Planning Department. The Council had been approached in January by a Waterloo group with a track record of handling consultation in planning matters wishing to undertake the consultation work. The Council would have considered requests from other groups on merit had they made the request at that time. No decision had been made about a venue for the exhibition in September and different be considered. Draeyk commented that he had only found out about the stakeholders meetings late and he had not yet been doing the consultation. He wanted an open forum with everyone having a chance to influence the document going to the Cabinet, rather than people being presented with a document almost complete. Clive replied that there needed to be some concepts on paper before the wide consultation took place, and that the purpose of the Supplementary Planning Document was to enable a strategic approach rather than deciding on applications on an ad hoc basis. A wider framework of guidance re height, planning obligations and transport for Vauxhall was needed. Clive stated that it would be promoted and advertised using different ways to get it out as far as possible, by looking at different locations for exhibitions. The housing policy in the UDP was that out of any new residential building over 10 units would have to provide 50% of units for affordable /social housing. A proportion of this could be used for shared ownership. The work was being influenced by the London Plan. Tall buildings were proposed, planning applications were coming in. On the Sainsbury site, it was under utilised in terms of the use of space (there were many car parking spaces). He agreed that there would be at least 3 weeks notice of the consultation, and that the consultation period would last 6 weeks. Mary Acland Hood stated that she wanted KOV to be involved at an earlier stage, while the Council are working out the plans.

8B) Implications of the Mayoral election

Chris Cossey asked whether the election of the new London Mayor was likely to lead to alterations in the London Plan and the SPD work. Clive stated that any amendments would need to be consulted on and would take two years to implement.

9) Workshops on KOV's vision for Vauxhall.

For conclusions of the workshops on additional housing, tall buildings, conservation and design, priorities for shopping, transport, public realm – streets, parks and open spaces and community facilities, see attached appendix.

10) Close of meeting 8.45.pm