

# Kennington, Oval & Vauxhall Forum

Montgomery Hall, Kennington Oval  
London SE11 5SW

**19<sup>th</sup> January 2010, 6.30 for 7.00 pm**

## Minutes

**Present:** Maureen Johnston (in the Chair), Mary Acland Hood, Ian Adams, Tricia Anderson, Marco Barella, James Bellis, David Boardman, Ann Bodkin, Cristina Borregu, Tim Boxall, Charlotte Brooks, Ishbel Brown, M P Callaghan, Albert Cheah, Andrew Coley, Chris and Dilys Cossey, Jon Creighton, Jon Davies, Kate Digney, Jane Edbrooke, Richenda Elton, Rodney Elton, Carol Falconer, Brenda Fraser, Clare Garvin, Maryanne Gould, Malcolm Green, Jill Gregson, Martin Griffith, John Hale-White, Claudette Hewitt, Andrea Hofling, Charlie Holland, Lyn Homan, Luke and Venetia Honey, Jack Hopkins, Jeffe Jeffers, Victor Jibuike, Alison Kennedy, Elaine Kramer, Marjorie Landels, Diane Lawley, Veronica Ledwith, John McEwan, Eamonn McMahon, Alan Mackie, Anna Martin, Rees Martin, Richard Moberley, Mary Mollison, Philip and Liz Moore, Pete Morris, John Mullinfx, Bernard O'Sullivan, Rodney Ovenden,, , Alison Packer, Charles Pender, Wendy Rigg, Nithin Rai, Dr S Rai, Angela Rayner, Elizabeth Scott, Peter Scott, John Slattery, Susan Smith, Belinda Taylor, Ian Taylor, Delyth Thomas, Julie and David Tisdall, Caroline Todd, Jane Treloar, Charles and Henrietta Villankera Danny Walsh, Janet Wells, , Carol Woolard, Sgt Bob Lockyer, Cllr Rob Banks, Cllr Steve Morgan, Cllr Andrew Sawdon and a number of others whose contact details were not given.

**In attendance:** Clive Fraser (Lambeth), Colin Wilson and Tava Walton (GLA)

**Apologies:** Lee Amarteifio, Priscilla Baines, Marilyn Evers, Gordon Johnston, John Roberts, Cllr Mark Harrison

1. **The Chair welcomed** all including members and officers from Lambeth and the GLA regarding the Vauxhall SPD Consultation.
2. **Vauxhall Nine Elms Battersea Opportunity Area Framework.** GLA Officers presented the draft framework, key proposals/principles being: areas behind the railway line to benefit, a new river walk, a new pedestrian/cycle bridge from the new American Embassy to Pimlico, an extension of the Northern Line to Battersea Power Station via Nine Elms, a new linear park, improvements to the road environment, particularly for pedestrians, a district heating network connecting with Waterloo and Pimlico, and a new cluster of tall building at Vauxhall, similar to Waterloo and Elephant and Castle. The tall buildings proposed would be up to 80 metres on the Albert Embankment, up to 150 metres in Vauxhall Cross, and up to 60 or 70 metres in Nine Elms/Battersea. 100 metres were equivalent to 30 stories.

Implementing the framework was estimated to bring S106 contributions of around £405m. The consultation period was being extended till the end of

February and a leaflet would be sent out shortly. The framework would guide development in the area for 15-20 years.

Comments included:

- 0. The gyratory system around Vauxhall Cross must go and the Northern Line is already seriously overcrowded. The infrastructure must be in place first.
- 0. The proposals are not interesting enough for people who live in the heart of the area. The current Mayor was elected on the basis of his opposition to tall buildings and the proposals contradicted his stated commitment.
- 0. This is an incredibly important matter and more meetings were necessary, over several evenings, with this as the sole subject.
- 0. What facilities were proposed for young people and how were they being consulted?

In answer to questions and comments from the audience, GLA officers said that the Mayor's view was that contributions to the Crossrail should not be required from businesses within the Opportunity Area. There would be gardens at ground level and large balconies to cater for family housing, developers would be pushed to deliver quality designs. Some developments would be car free, generally there would be a low level of car parking, the Framework would give leverage for contributions to the public realm. More detail would follow on gaps in services and how developers might contribute to them.

**It was agreed** that KOV would host another meeting within the next month.

**3 St Anselm's Church** – proposed enhancements; Rev Angus Aagaard announced public consultation taking place at the Church on 22 and 23 January regarding plans for the Church. Partners were into University, Pelican Nursery, North Lambeth Parish, London Youth Support Trust, The Clink and Tomorrow's People. All welcome!

**4 Chair's Report:** Maureen reported that KOV's Bank Account was now operational. An application to the Ward Purse had been made to improve information re Kennington Cross and cycle racks had been requested for outside the Dog House Pub. Although TfL had originally objected to the cycle racks they now appeared more amenable. Regarding the Sustainable Communities Act, three suggested initiatives requiring a change in legislation had been submitted by Lambeth for consideration:

- 0. reducing business rates for organisations delivering social benefits
- 0. stronger powers to tackle land banking and
- 0. powers for Councils to force freeholders to offer commercial properties vacant for six months to Third Sector organisations.

- 5 Beaufoy:** A statement was laid round outlining the Council's position regarding the Beaufoy and would be uploaded onto the Forum's website. Jeffe Jeffers said, as a member of the working party representing Lady Margaret Hall Settlement, he did not believe the statement was a true reflection of the current position. The Prince's Foundation and Young Foundation had not withdrawn. £11.4m was still available through the Young Foundation to renovate the Beaufoy and turn it into a museum with a school specialising in artisan training attached. In his view it was the Council who had withdrawn from the Partnership but had still not told the other partners. The Council had walked away from available money in favour of a scheme which had no funding.
- 6 Local Crime:** Sgt Bob Lockyer attended and offered to return when more time was available.
- 7 Any other business** : Regarding the site of the former Gala Bingo Hall (216 Kennington Road), Tesco's appeared to be landbanking the vacant part designated for community use. Unsuccessful applications had been made for it to be used as a community gym, but the full market rent was wanted. Clive Fraser offered to find out whether the developer had made a contribution in another form.
- 8 Date of next scheduled meeting:** 13 April 2010

Minutes taken by Frances Forrest, KOV Forum Support Worker

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