

# **KENNINGTON, OVAL AND VAUXHALL FORUM**

## **MINUTES**

7 April 2011

St Anne's Catholic Resettlement Hall, Harleyford Road, London SW8 1TD

**Present:** Maureen Johnston (in the Chair), Mary Acland Hood, Ian Adams, H and M Ahmet, Imogen Ayles, Sylvie Barillot, Sonya Bartholomew, Ian Beever, Ann Bodkin, Tim Boxall, Cllr Ishbel Brown, Christina Burnett, Chris and Dylis Cossey, Ross Davies, Marilyn Evers, James Gill, Julia Goss, Maryanne Gould, Cllr Mark Harrison, Efrain Hermosa, Andrea Hofling, Cllr Jack Hopkins, Harry Iggulden, Jeffe Jeffers, Gordon Johnston, Iain Judge, Hannah Keiver, Elliot Kemp, Rasiha and Halil Koraltay, Veronica Ledwith, Tuppence Lewis, Eamonn McMahon, Tony Maxwell, Vikram Menon, Richard Moberley, Steve Morgan, Phil Morris, John Mullineary, Rodney Ovenden, Angela Rayner, Andrew Saxton, Elizabeth Scott, Betty Severn, Val Speechley, Anna Tapsell, Belinda Taylor, Richard Truss, Jane Vuglar, Lesley Walsh, Alex Woodcraft, Frances Forrest

**In attendance:** Kate Hoey MP, Cllr Jackie Meldrum, Helen Evans (Covent Garden Market), Gerry Evans (Lambeth Council)

**Apologies for absence:** Alison Packer, Jon Davis, Jill Gregson, Martin Griffith, David Boardman, Helen Monger, Cllrs Lorna Campbell, Jane Edbrook, and Diana Braithwaite

- 1 Minutes of previous meeting:** The minutes of previous meeting on 24 February 2011 were approved. Matters arising: a) The five shortlisted walkway/linear pathway designs were now on the SE11 website.
- 2 The Black Prince Trust and Lilian Baylis (former school site):** Brian Dickens, Director of the Sports Action Zone, showed a video outlining the achievements of SAZ at Lilian Baylis (former site). He said SAZ had been on site since 2005, was meeting the real need for sport and arts including photography and media, activities were intergenerational and there had been 90,000 attendances. Support came from Kate Hoey MP and from others such as Michael Jordan, Nike, and Barclays, bringing investment such as £300k for an astroturf pitch and a mobile swimming pool. A bottom up approach was being taken by creating the Black Prince Trust, (Kate Hoey, Cllr Lorna Campbell, Patricia Moberley and Ann Bodkin were trustees) to manage a 125 year lease for 2.5 acres at a peppercorn rent, in the hope of drawing down £2m funding from Community Builders, to provide an athletics track and changing rooms. More trustees were wanted. Kate Hoey MP said that the facilities including three gyms were amazing and she had found the project inspiring. Steve Reed, the Council Leader and Derrick Anderson, Chief Exec

were very supportive and had moved the project forward. The Trust would manage part of the site only. The rest of the site was still being used and would be marketed. Partners had formed a cooperative to deliver wider community benefits such as a sewing club, arts and Creative Sparks. Anna Tapsell, Treasurer of Friends of Lollard St Adventure Playground congratulated the SAZ on its achievements, and commented that the Playground might have liked to be involved in the partnership. Brian said he had approached the playleader to see if there was any mileage in working together to save the playground. Cllr Mark Harrison commented that the playground was not closing. Ownership and management were being transferred to the voluntary sector. Ann Bodkin, a Governor at Ethelred Nursery, said there was a much bigger piece of land outside what the Black Prince Trust were proposing to manage and there was plenty of room to work with partners for the benefit of Oval, Bishops and Prince's wards. Ian Beever commented that there would be £600,000 to be returned to Lambeth from London Councils, and this money could be ringfenced to support local projects.

**3 Covent Garden Market:** Helen Evans, representing the organisation running the New Covent Garden Market, referred to the recent public exhibition in Thessally Road. Their site covered 57 acres in the triangle between Wandsworth Road and Nine Elms lane, and housed approximately 200 companies, vibrant SMEs employing a total of 2,500 people. By freeing up land for redevelopment, money could be generated to secure the future of these Market area and these companies. Future plans included opening up the market to people could walk through, and showcase food, vegetable and floristry activities. The linear park was proposed to end at the back of their site. In answer to questions from the floor, she said that:

- the Northern Line Extension brought no benefits to the Covent Garden market Authority as a businesses, as the companies needed vehicular access
- she understood the proposed linear path would be between 40 and 60 metres wide
- the Sunday market would probably not continue, there would be a food focus for any future market. Previously a third party had been licensed to run the Sunday market. A new operator had been doing it for ten months
- the housing development was proposed to be three tall towers

Comments made from those present included:

- We need a model of what is proposed so we can see what it would look like and what the impact of shadows would be

- The proposed housing towers would be little different to what is being pulled down, just more dense

**4 Vauxhall Nine Elms Battersea (VNEB) Planning Area:** Cllr Mark Harrison said he, with the Leader, Cllr Steve Reed represented Lambeth on the VNEB Strategy Board. Also represented on the Strategy Board was Wandsworth Council, the Mayor, TfL and various landowners. The Mayor of London had designated the area between Lambeth and Chelsea Bridges an area of opportunity which would bring 16 thousand new homes and 25 thousand new jobs. Lambeth was participating because it recognised that the planning area would happen whether Lambeth took part or not, and in order to get better benefits out of the initiative for Lambeth. A new Executive Director (Sue Foster) was responsible for the Housing and Environment Directorate, and Sandra Roebuck had been appointed in Physical Regeneration to lead on physical regeneration in North Lambeth. It was clear to the Council that the exercise was about more than planning. A Community Forum meeting had been held at the Lost Theatre in January and although there had since been a bit of a lull, more engagement was planned in May, with consultation about the Northern Line Extension (NLE) and the Vauxhall Strategic Planning Guidance framework. A mailshot from the Leader of the Council was due for publication in May about the NLE and other TfL issues. The minutes of the Strategy Board would be published on line. Research had been commissioned considering all the funding options. A 'branding' exercise was taking place amongst the landowners in Wandsworth, but Lambeth was not tied into their arrangements. The Homes and Communities Agency (HCA) was now involved which had to be a good thing. Lambeth was fully committed to getting 40% affordable housing. The Public Realm Working Group, chaired by Lambeth, was underway, focusing on improving the Vauxhall gyratory. The linear park should be a proper park, high quality spaces were needed. Lambeth was pushing to remove the gyratory. As for the Community Forum, local umbrella groups such as Stockwell Partnership and KOV would have a role in getting the wider community engaged. Terms of Reference and Aims were being drawn up as was a membership strategy (open to community groups). Officers were to be accountable to the Community Forum. Comments and questions were:

- monitoring of air pollution at the gyratory was needed
- technical information was needed

- a rough comparison about how much had been spent on the infrastructure for this area compared with what happened with the Canary Wharf regeneration was wanted
- More space for light industrial use was wanted for Lambeth

Cllr Harrison said that Lambeth, as the Planning Authority, would be considering what infrastructure was needed in Lambeth before pumping money into the NLE. Removing the gyratory as soon as possible remained a Lambeth priority. The reason CLS proposed their raised walkway is because they say they can't develop their site until pedestrian flow is resolved. Sorting out the gyratory is essential because of the air pollution at Vauxhall Cross.

Angela Rayner delivered a presentation on behalf of David Boardman and the Kennington Association Planning Forum, setting out the significant shortfall of funding for the Northern Line Extension. If a synopsis were provided this would go on [www.kovforum.org.uk](http://www.kovforum.org.uk)

Anna Tapsell (Kennington Association) commented on the lack /inadequacy of consultation on health and community policing on the Lambeth side.

Cllr Jack Hopkins (Oval Ward) commented that a Stockwell GP had recently told him that only certain parts of Lambeth PCT had been consulted on VNEB, and that there is massive NHS strain existing at present on Wandsworth Road.

**5 Co-operative Council:** Cllr Jackie Meldrum, Deputy Leader of the Council, outlined what Co-operative working could mean to Lambeth communities. The Co-operative Council was a ten year policy, and was an initial framework for engagement, aiming to turn citizens from passive recipients into active service shapers in this small, but most diverse borough. Citizens would be able to be involved in shaping services at the design stage rather than simply having services provided to them, representing a profound change. This new approach was intended to protect public services and make them more sustainable in the longer term. Lambeth was not starting from a blank sheet, but building on previous engagement such as the network of forums built up over the years. Now people expect a lot of control over public services and one size definitely doesn't fit all. The aim was to putting mutualisation and co-operation at the heart of all services in the borough. It would develop a partnership approach, and community led commissioning, where the council would offer communities the opportunity to work together. Time banks

(where volunteer hours contributed might be rewarded in some way) were being considered to offer incentives to getting involved.

Local employment remains a top priority for councils in order to tackle deprivation.

The Council intends to build on existing strengths such as Coin St Community Builders, and existing Co-operative organisations. Adventure Playgrounds could be half run by volunteers, recommissioning work would be done with the community to establish what young people want. The Green Champions were another example, their efforts were already contributing to reducing costs for Lambeth residents. The Council would set aside some money to resource the initiative and to create community hubs; training would be available for staff and councillors.

For KOV, there were potential opportunities for working co-operatively, e.g. for developing a community hub, commissioning, and through VNEB.

Anna Tapsell commented that she simply wanted to pay her taxes and have services delivered, and it was frustrating that Council run Adventure Playgrounds such as Lollard St might have to reduce its opening hours.

Cllr Meldrum replied that a borough-wide trust was being considered to manage all former statutory run organisations, and that long term leases were being discussed with Lambeth Play Association.

Maureen Johnston commented that the Olive School site was being put up for sale, whilst two local schools wanted to expand into it.

- 6 **Tea House Theatre:** Harry Iggulden announced that the 125 year old former Queen Ann (ex strip) pub in Glasshouse Walk was being restored as a tea house /theatre and arts centre in the evenings, and was scheduled to open in June. The whole community would be welcome. A Street party was taking place on Royal Wedding day, from 9.00 a.m. with a BBQ at the Black Dog and everyone was invited.

- 7 **Date of Next Meeting:** 7 June 2011 (AGM). Venue to be confirmed.

Thanks to the Kennington Lane Cafe (383 Kennington Lane, SE11 5QY) for catering.

[info@kovforum.org.uk](mailto:info@kovforum.org.uk), [www.kovforum.org.uk](http://www.kovforum.org.uk)