



**KOVF FORUM AGM & PUBLIC MEETING  
CARMELITA COMMUNITY CENTRE  
THUR. 13<sup>TH</sup> OCTOBER 2016**

**DRAFT MINUTES: EXECUTIVE SUMMARY**

AGM accepted the 2015 AGM minutes

A new KOVF Board was elected unanimously and uncontested.

Reports from the Chair, the Treasurer and the Planning Lead were received.

**DRAFT MINUTES**

**1. Welcome, introduction and apologies**

- Board members present: Helen Monger, Andrea Hofling, Chrysostomos (Chrys) Loizou, Marilyn Evers, David Boardman, Michael Keane
- Apologies received from:
- Cllr David Amos, Harry Briggs

A list of names of those registered as being present is at Annex A.

The Chair provided the Health & Safety briefing

**2. Draft Minutes of last AGM, matters arising, Chair's annual report, Treasurer's report and Planning Report, plus draft Minutes of June 2016 public meeting**

**Draft Minutes from AGM of 2015** were considered. No matters arising. Proposer: Marilyn Evers. Seconded: Andrea Hofling. Unanimous approval.

**Draft Minutes from June 2016 public meeting** were considered. No matters arising. Unanimous approval.

## **Chair's Annual Report**

The Chair thanked those present for attending in a number large enough to make this AGM's resolutions quorate. She also thanked VGERTA for letting KOVF use the Carmelita Centre's main hall for the meeting

In her report she recounted how the last had been another very busy year for KOVF, something she noted was both good and bad.

She outlined the 'good' first. KOVF had achieved much to celebrate, not least with its impressive number of public meetings. In particular, the one to air developments on the gasholders' site development plans and the proposed changes to the gyratory system had been packed. The meeting of February 2016 had trialled a new, interactive, format with a workshop. The one in April had focussed on discussion of the impact of cuts on Lambeth's library services and had been the occasion for meeting the new Chief Executive of Vauxhall One. At the June 2016 meeting there was a workshop devoted to KOVF's neighbour plan.

These meetings had come about through a lot of effort on the part of individual Board members, and were not the only activity from KOVF over the year. A whole host of representations on planning applications had been made, the group had trialled a stall at the Saturday Oval Farmers' market with a two-fold aim. First, to raise funds for a KOVF community chest from a small financial levy incurred by 'guest stallholders' to lease the stall. Second, to give would-be local entrepreneurs a low-cost opportunity to sell their products and have direct consumer interaction.

KOVF also ran an online survey to gauge representativity amongst its membership and issued fortnightly e-newsletters.

However, several Board members had announced that they were stepping down, Mark Harrison, and Chris Loizou. Other members of the community had not indicated a desire to replace them, and so, with fewer members, the Chair realised that the Forum would have to accept that for the coming year it would be obliged to carry out less work.

The Chair and rest of the Board were clear that the progression of the neighbourhood plan for Kennington and Vauxhall was very important and must not be sacrificed in the face of a reduction in Board personnel. This year a steering group for the neighbourhood plan had been set up. Initial research forming the foundation of the Neighbourhood Plan had already been carried out through a succession of studies by Bartlett School postgraduate students (the Bartlett School is the architecture faculty of University College London and its students study architecture and town planning).

At this point the Chair thanked Board members individually for their efforts on behalf of KOVF. Harry Briggs had worked with great vision and determination alongside Create Streets to improve the offer on gasholder site; Aseem Sheikh, the Forum's link with Vauxhall One, had contributed much, Martin Osengor for his continued support and Mark Harrison, with his

background as a Lambeth councillor, who had always offered a valuable critical eye. Byron Green's contribution was acknowledged too having also been supportive, trialling Q codes and providing back up on the communications front.

Marilyn Evers deserved praise for having led the move for KOVF becoming a legally incorporated body. This was important in making the Forum ready to receive neighbourhood planning funding,

David Boardman's efforts had yielded around £8,000 of funding from the central government locality fund. This money would be used to cover the costs of progressing the neighbourhood fund application. KOVF was now working towards holding a referendum for the Kennington and Vauxhall area it represented to, hopefully, gain a mandate for its plans to have a neighbourhood plan.

Andrea Hofling was singled out for her excellent work in the promotion and organisation of public meetings. Michael Keane was thanked for his efforts as a 'calm and cool treasurer' for the Forum and also as a solid campaigner on many local causes – not least of which was the gyratory system. Chrys Loizou was thanked for his considerable efforts and handed a bouquet of flowers in recognition of his ten years of sterling service as KOVF Secretary. The Chair itemised how Chrys was very efficient and had built membership lists, designed and updated the Forum's website, negotiated catering, designed posters – and much more.

The Chair announced that in the coming year, Andrea Hofling and Byron Green would be taking on more duties. Andrea will work on boosting the numbers of volunteers and managing them. The Forum hoped to receive funds from the Lambeth Forum Network, which it could use to employ a project officer to support her in this task. She appealed for help with knocking on doors to alert would-be voters to the existence of, and importance of voting in, the referendum on whether the proposed neighbourhood plan should be adopted. The Chair expressed her optimism that with this in place the community could at least moderate how new building and development is carried out, although not, of course, prevent it. It would need a minimum of 51% of those that vote to get the neighbourhood plan validated. In addition, it would need big numbers of people out participating and voting. The more people came out and got involved the more moral authority there would be for the neighbourhood plan. The Chair hoped that such a number would force Lambeth Council to listen to the neighbourhood forum's wishes.

The £8,200 award from the Localities Fund was designated to cover the Forum's efforts with the neighbourhood plan for the period up to February 2017. She said that she was aiming to have the referendum held and the Plan in place by May 2018. She pointed out that the longer the process took, the more planning applications would go through Council scrutiny without the moderation of the community. It was an exciting project: the Kennington and Vauxhall neighbourhood plan would be the one representing the greatest number of residents in the country (to-date). Moreover, with the possibility

that a boundary commission ruling might divide the area between different MPs, there was an extra imperative to have a planning oversight group in place, which looked at the area as a single unit.

### **Treasurer's Report**

The Treasurer, Michael Keane, outlined the healthy state of the Forum's finances. It had £15,467 in its bank account at the start of the current financial year in April 2016. At September the funds had grown to over £22,000, thanks to the grant of around £8,000 from the Localities Fund. The Forum should be able to cover its costs – mainly catering, administrative support and room hire – based on the fact that last year's were about £5,600 and it was expected that this figure would be roughly the same for the following year. Having some funds in reserve was prudent and necessary for the Forum: payment from Lambeth Council's Lambeth Forum Network was invariably delayed by several months, for example.

The stall at Oval Farmer's Market had raised £105 for the Forum's coffers through the sale of some of the Treasurer's personal collection of second hand books. This did not appear to be a very significant sum, particularly given the amount of time the Treasurer had spent manning the stall on a number of Saturday, but it had not been entered into solely as a fundraising effort: it had been an experiment and it might be repeated in some form.

The Treasurer undertook to post a spreadsheet listing all KOVF's financial transactions for the current financial year on the KOVF website.

The KOVF community chest had received some £600 from a transfer of funds from the wound up Oval Partnership. This group had closed with some £1,200 in its bank account. £600 had been given to KOVF's community chest and £600 to a local church.

### **Planning Report**

The Forum's Planning Lead, David Boardman, opened by stating the Forum's aim was to avoid making the same mistakes with the neighbourhood plan as happened with the Vauxhall Opportunity Area. He said that he recognised that the Forum and the authors of the neighbourhood plan needed to consult widely in the community. He asked attendees and the KOVF membership for help publicising the survey asking the community what they wanted from their neighbourhood plan.

He turned to the developer OAKDA's plan for the redevelopment of the gasholders' site. He explained that it represented the community's one chance to get some more public green open space for Kennington and Vauxhall. He was fighting for 0.4 hectare on a 5-6 hectare site.

He touched on issues about libraries and cuts to the service in the area. Culture 2020 proposed consolidating all services at one site - possibly the former gasholders site. He said that he believed the developers' offer was too meagre. By his calculation they ought to be offering 1000 sq m of space, and yet they were only offering about 100 sq m of space for a library.

On the matter of affordable housing provision - at the gasholders' site and elsewhere - Mr Boardman said that he was pushing for more transparency to be a key requirement for all developers' plans, to be explicitly enshrined in the terms of the neighbourhood plan. In practice he wanted to see this translating into developers being forced to explain the justification for their exemptions in a publically visible way if their developments contained less than the stipulated 40% of social housing.

Mr Boardman said that if Vauxhall One were successful in their plans to create a green east-west corridor through the Vauxhall and Kennington area, there would be a hiatus at the gasholders site, unless the site's developers could be persuaded to give some land to joining the two ends of the corridor up. In view of this, KOVF's planning team were arguing for the creation of a pocket park to achieve this at the gasholders' site.

It was noted that the Oval Theatre would be relocating to Brixton soon. The company wished to use the proceeds from the sale of their site in Vauxhall to finance their new theatre. Mr Boardman posed the question "should we insist there is a cultural component to the new buildings which emerge on the former Oval Theatre site?"

Mr Boardman concluded with a mention of KOVF's work around the main, central Vauxhall bus shelter, noting that there were a number of views and the Forum's planning group would work to gain the best deal for the community with any changes made to it.

### **3. Board Elections**

The Chair proposed that all remaining Board members retain, where applicable, their existing offices for another year. There was no challenge to this suggestion.

1. Chair: Helen Monger
2. Deputy Chair: Andrea Hofling
3. Treasurer: Michael Keane
4. Planning Lead: David Boardman
5. Board Member: Marilyn Evers
6. Secretary: Byron Green
7. Board Member: Harry Briggs
8. Board Member: Martin Osengor
9. Board Member: Aseem Sheikh

At this point, Helen Monger resumed the Chair, thanking those present for their votes of support in her and the rest of the Board, and moved on to other business.

### **4. Any other business**

#### **Enquiry about date for meeting re: greening of Tyers Street**

There was an enquiry about what date had been set for this meeting.

**Lambeth Council's planned cycle quietway across Spring Gardens.**  
There was an enquiry about how this was progressing.

**Annex 1**

**Registration list of those present (who had signed in)**

Hugh Valentine  
Tim Kaluis  
Marilyn Evers  
Andrea Hofling  
Catriona Cook  
Faith Boardman  
David Boardman  
Chrystosomos (Chrys) Loizou  
Richard Finch  
Helen Monger  
John Millwen  
Alice Achola-Omara  
Fiona Clark  
Emily Elkington  
Jill Gregson  
Martin Bailey  
Angie Pearson  
Michael Keane  
Michael McGrath  
Charlie Holland  
Malcolm Russell  
J Raymond  
Hannah Renier