



SHARD S106 PROJECT BOARD

Joint board to promote the regeneration benefits of the Shard project

Date & Time

Wednesday 13 July 2011 1200-1330

Location

40 Bermondsey Street

Attendees:

Board Members:

Cllr Fiona Colley, Cabinet Member for Regeneration & Corporate Strategy, LBS
Karen O'Keeffe, Head of Economic Development & Strategic Partnerships, LBS
Tony Leyland, Deputy Chief Executive, Sellar Property Group

Working Group Members

Dan Taylor, Project Manager, LBS
Graham Sutton, Economic Development Manager, LBS
Hamish McKenzie, Development Director, Sellar
Ruth Gilbert, Chief Executive, Southwark College
Phil Butler, Deputy Chief Executive, Southwark College

Project	Action
<p>1. London Bridge Interchange project</p> <ul style="list-style-type: none">DT updated project progress and project management arrangement via stakeholder board and working group. Works continue apace and a strong partnership arrangement is delivering the interchange project, including Transport for London and MACE.A key interface issue with the London Bridge station project was highlighted to the board. The interchange project will complete in May 2012 with new train station concourse and bus station, and high quality materials throughout. The interface with the Network Rail Thameslink project (the viaduct to connect from Railway Approach to the new station known as "SAVEX") will remain in poor condition, and will likely take 6 years from 2012 to 2018 to complete. HM presented a scheme prepared by Renzo Piano Building Workshop to create a flexible screened barrier along the SAVEX interface which could be animated with murals of London and could provide a temporary screen alongside the new interchange and high quality gateway into Southwark, especially during the Olympics. The draft scheme has been presented to, and received the support of David Higgins, Chairman of Network Rail. The Board agreed that resources for implementation and ongoing responsibility for ensuring a high standard of management and maintenance would need to be resolved– LBS to liaise internally to	ACTION LBS (DT)

analyse the recently received planning application for the station, and consultation responses, and consider how the temporary works might be delivered

2. **St Thomas Street project**

- DT updated project progress and the design concept for the “southern” gateway of the Shard, and the aspiration of the working group to create a scheme which drives regeneration southwards.
- Issue highlighted of surrounding projects – the Guys Tower re-clad project and Network Rail station project could both potentially access through the new works as part of their construction management arrangements. LBS to lobby partners NR and Guys to minimise construction traffic through the completed project

ACTION
DT

3. **Shard Southwark Vocational Programme**

- GS introduced the Shard Southwark Vocational programme and report project highlights broken down by sub-project below

3.1 **Construction Jobs**

- Overall target of 260 jobs in the construction phase of the development. The 3 year workplace co-ordinator project started in late 2010 and has delivered 18 jobs on site already
- The project board would like to see more case studies, and use of case studies in publicity
- Greater co-operation to be sought between Mace & Southwark College to increase provision of NVQs from the project

ACTION
GS

ACTION
GS &
RG

3.2 **Southwark College / Real Work Environments**

- RG / PB presented a detailed update on the RWE project and key successes, including 8 new curriculum areas developed since February 2011 which are tailored to develop employability skills linked to the opportunities and trades in the Shard of Glass.
- £225,000 in match funding secured from the Skills Funding Agency to contribute to the £500,000 investment by the Shard project.
- In addition to the 8 new courses using the facilities, 250 students have used the facilities through existing courses; a detailed report of this use was given in accordance with the college’s SLA for delivery of benefits from this investment, including the numbers of Southwark residents benefiting.
- Successful opening event well attended – the new facilities, courses, event, and building awareness about the Shard and opportunities has had a tangible affect on raising aspirations at the college. The “5 star” ethos of the Shard and the college corporate aim to raise the standards of courses and training to match the quality of opportunities in the Shard is having a marked knock on / legacy affect.
- The project board found the case studies useful and asked for more to be provided as and when appropriate

ACTION
PB

ACTION
DT

- Noted that the next phase of the vocational programme should consider an element of higher skills provision to ensure access to higher-skilled jobs in the development as well as entry-level, and to allow for progression
- The project board asked for a special tour of the new facilities and demonstration of case studies for local press, specifically Southwark News (Kevin Quinn)

3.3 **Employment in the completed development**

- GS presented an estimate of the total numbers of jobs in the final development, linked to hotel, estates, security, cleaning, office jobs; an aspirational target of 610 jobs for Southwark residents was proposed as a benchmark for the vocational programme.
- The project board noted key early successes including Southwark College placements in the Shard project office, commitment to 75% interviews for students in future contracts such as cleaning services, and early commitment by the Shangri-La hotel.
- Sellar to arrange meeting with future Shangri-La general manager later this year once in post.
- TL suggested that opportunities would be generated as firms move into the building and natural churn results from people not re-locating from previous offices.
- HM outlined a proposal to develop a “business centre” within the facilities management suite which could potentially supply temporary staff for organisations within the building.
- TL confirmed that the “early opportunity” to establish robust relationships and agree commitments and targets for placements, interviews, and positions is in the next 6 months as suppliers and tenants agree to move into the building.

ACTION
HM

3.4 **Employment floorspace in the Shard of Glass & DoV**

- The project board agreed that a target to complete negotiations around the delivery of employment floorspace in the Shard or the provision of a cash in-lieu payment would be included within the Shard Southwark Vocational Programme
- The project Board agreed a target to complete a DoV to release existing S106 funding.
- Action: both to be agreed by the next board meeting in November 2011.

ACTION
HM / GS

4 **Construction management and co-ordination**

- The project board noted best practice and awards for joint efforts between the development team and council officers to manage noise, air quality, traffic management, building control, and wider area co-ordination.

5 **Communications**

- The project board agreed with the identified communications milestones to promote the regeneration benefits of the Shard and Place projects to local people.
 - The next key communications project would be a marketing campaign to promote Shard-specific courses with Sellar / LBS logos
 - The project board asked for a version of the submitted performance report to be made available on the councils website
 - The Board agreed to receive a more detailed communications proposal at its next meeting
- ACTION
DT / RG

6 **Next meetings**

The following meetings were proposed on a 4 monthly basis to fit with the Olympics event and the completion of the building:

- Wednesday 30 Nov 11, 1200
- Wednesday 28 Mar 12, 1200
- Wednesday 25 Jul 12, 1200
- Wednesday 28 Nov 12, 1200

ACTION
DT