

Canada Water Business Advisory Group Minutes

Date	01/03/2023
Time	10:00hrs
Venue	Canada Water Project Hub, Gulliver

Chair	Lesley Giddins (LG)	
Attendees	Sandra Ferguson (SF)	CEO, Tree Shepherd
	Richard Kalmar (RK)	MD, Kalmars
	Edward Cree (EC)	Head of Asset Management, British Land/Canada Water
	Julie Hutchinson (JH)	Strategic Lead, Canada Water Connect
	Saul Collyns (SC)	Senior Social Sustainability & Public Affairs Executive British Land
Apologies	Richard Pearce (RP)	Senior Strategy Officer, Local Economy Team, Southwark Council (LBS)
	Symon Bacon (SB)	Development Director, British Land/Canada Water
	Danny Edwards (DE)	Head of Economy, Local Economy Team, Southwark Council

Minutes and Actions

1. Welcome, minutes and actions.

LG welcomed the group and reminded attendees of the context for the meeting describing the session as the ongoing scoping for the role and remit of Canada Water Business Advisory Group (BAG).

Apologies from Richard Pearce (RP) and Danny Edwards (DE) were noted along with an additional note of apologies from Nick Wolff from LBS. JH explained that whilst every attempt had been made to ensure LBS representation, due to a last-minute family emergency and diary clashes, LBS were regrettably sending apologies. Apologies were also noted from Symon Bacon (SB) from British Land.

The minutes of the previous meeting were agreed as accurate and will be published on the Canada Water website with a summary of the actions recorded.

JH reminded BAG members that at the request of LBS, we are yet to invite the ward councillors to the BAG meetings as we are still reviewing the scope and remit of the board members. In response, BAG members requested that the ward councillors be briefed about the BAG's role, progress in discussions and dates for future meetings, enabling them to attend and participate in early scoping discussions should they wish to.

ACTION 1: RP to notify ward councillors of the existence of the BAG, brief them on progress/early scoping discussions and dates of future meetings including invites.

RK questioned alignment with neighbouring developments (i.e. Art Invest) and the risk of duplicated efforts around support for local business.

ACTION 2: JH/SC to continue meeting quarterly with Art Invest to explore alignment and potential scope for collaboration. To discuss the Canada Water BAG and establish whether they have a business advisory group feature in their s106.

2. BAG communication channels

As requested at the last BAG meeting, to discuss and agree the best way to keep BAG members updated on the development between meetings, JH presented an overview of all the existing British Land communication channels, their different audiences, readerships, and sample content.

BAG members reviewed the Canada Water (CW) community newsletter, the CW construction newsletter and the CW monthly e-shot.

It was agreed that BAG members would be added to all British Land communication updates (the community newsletter, construction newsletter and the monthly e-shot) and receive a quarterly email update on the development (including demolition and disruption).

ACTION 3: JH to add BAG members to existing communication mailing groups (with GDPR consent) and send BAG members development updates whenever available.

ACTION 4: JH alongside AECOM to present the history of community engagement across the development at the next meeting.

The BAG brand was also discussed. It was agreed that it will be positioned as the Canada Water Business Action Group or CWBAG and align with the main Canada Water brand guidelines publicly.

3. Development update, Edward Cree and Symon Bacon

EC talked the group through key development headlines including:

- The current site and the vision for the site in 2032 – highlighting plot C as the final building.
- Ongoing work on the temporary campus (TEDI London and the Paper Yard) and the ongoing construction of K1 (due to complete this year) A1 and A2 with ongoing work on the Dock and surrounding wetlands in partnership with the support of London Wildlife Trust.
- Demolition is due to start later this year on the Leisure Park and Printworks sites – however due to changes in legislation governing means of escape there may be delays affecting residential developments. Notices are being served to those in the leisure

park in May / June and BL are in ongoing contact with all existing operators to manage the transition and plans.

- The vision and timescales for the completion of each plot highlighting the Paper Yard (Lab and Life Sciences) and the Global Generation warehouse - both due 2024.
- The launch of the residential sales campaign and marketing suite this year.

RK asked about the planned usage on the ground floors of A1 and A2. EC explained that they will be food and beverage (F&B) and with no retail planned for those plots specifically. As per the section 106 agreement, the work and retail space classed as affordable that will be provided within the development will be provided from phase 2 of the development at a later date.

It was agreed that there would be role for the BAG in raising awareness of the planned uses across local businesses, communities, and networks.

SF suggested that awareness raising is key, with several local businesses wanting to learn more about how to grow F&B businesses, albeit over time – to compete with larger brands for locations of this scale.

ACTION 5: BAG to be kept abreast of timescales associated with assigning operators to A1 and A2 to ensure local businesses are made aware.

ACTION 6: BAG members to better understand the timelines for when the affordable workspaces will come forward in the development – for presentation by BL at the next meeting.

4. Local mapping analysis and discussion

JH updated BAG members on the mapping undertaken with RP from LBS since the last meeting to ascertain the nature and scope of existing business networks in the borough.

Based on our findings, there is nothing in place that currently specifically responds to the BAG remit. In the procurement space, the South London Procurement Network did exist but is potentially transitioning in ownership to the Southbank Employers Group.

In the business support space, a range of national / regional provisions is available online. Local support includes LSBU (offering local SME growth support) and the LBS Pioneers Fund programme in partnership with HATCH and Trampoline.

Some of the BID's offer a strand of activity that shares opportunities. BAG members suggested as a next step we speak to individual BID leads with experiences to share, particularly Bermondsey Blue and Better Bankside.

5. Next steps

In line with the ongoing mapping, scoping and positioning:

ACTION 7: JH and RP to establish communication with Local Access Partnership, SBEG (Nic Durston) and connect with BID leads and update the BAG members at the next meeting.

ACTION 8: LG to share (with JH) the details of existing supply chain databases to feed into the mapping and to help inform BAG members about what else is in the market.

EC highlighted the lessons learnt, progress and benefits of enabling local businesses to operate from 'test grounds' across the development including the market in Deal Porters Square.

6. AOB

RK updated BAG members on the live Our Rotherhithe website and encouraged BAG members to visit and promote it.

SC explained that his role is changing in British Land and that he will be replaced on the Bag by Freddie Broadhurst, the new social sustainability executive for Canada Water. BAG members wished SC all the best in his new capacity.

SF updated BAG members on the relocation of THRIVE explaining that they will be moving from 15 April to a new location in the Surrey Quays Shopping Centre. Highlighting recent analysis, SF explained that of the 20 businesses currently operating from THRIVE in the leisure park, 12 businesses have applied for a place in the new location with the impact of the cost-of-living crisis cited as the main reason for small businesses choosing not to occupy ongoing space. In response, SF is developing a support package for the 8 businesses who will not be moving with them. The 12 businesses moving to the new site span various industries including leisure and entertainment, arts and crafts, fashion and beauty, therapist, accountants, fundraising and security.

Some challenges persist around providing makers tables/suitable spaces for some of the fashion and beauty businesses as the new site is smaller than the current location. SF also highlighted learning around positioning the THRIVE offer as an incubator style/temporary space to grow within and not a long term 'home' for businesses.

There is ongoing work between BL and Thrive including rent reviews, legal procedures and developing support packages for business while aiming to support as many businesses as possible through the move process. BAG members thanked SF for the insightful overview.

Proposed date for the next meeting to be shared via email (JH)

The meeting closed at 12pm

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