

Canada Water Business Advisory Group Minutes

Date	25/05/2023
Time	10:30hrs
Venue	Canada Water Project Hub

Chair	Lesley Giddins (LG)	
Attendees	Sandra Ferguson (SF) Richard Kalmar (RK) Edward Cree (EC) Symon Bacon (SB) Richard Pearce (RP) Freddie Broadhurst (FB) Julie Hutchinson (JH)	CEO, Tree Shepherd MD, Kalmars Head of Asset Management, British Land/Canada Water Development Director, British Land/Canada Water Senior Strategy Officer, Local Economy Team, Southwark Council (LBS) Social Sustainability Executive, British Land Strategic Lead, Canada Water Connect
Apologies	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 purpose of the Canada Water Business Advisory Group (BAG) describing the meeting as part of the ongoing scoping for the role and remit of the group.

Apologies from Danny Edwards were noted.

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.

The group agreed that moving forward, all plot numbers listed in the BAG minutes (i.e. A1 and A2) should be listed as plot numbers so as to avoid confusion around land use classes.

RP updated the group that the ward councillors were aware of the existence of the BAG and that he was in the process of arranging a dedicated briefing for them ahead of them being invited to the next (and all) future BAG meetings.

The group also agreed that JH and FB should continue to meet with Art Invest between BAG meeting and feedback to the BAG on opportunities to collaborate. RP agreed that as the BAG was unique to the British Land (BL) S106 agreement, this approach would assist with the measurement mechanisms for reviewing the BAG's impact and effectiveness.

All BAG members confirmed that they are now in receipt the CW communication materials including the newsletters and email updates.

The group discussed the timelines related to affordable workspace. SB and EC provided an update that the presentation of affordable workspace is scheduled to take place after Phase 1 completion but before leasing 500k square feet, as outlined in the S106 agreement with (LBS). However, it was acknowledged that the variable market conditions pose a challenge in determining an exact date at this stage. To ensure transparency and effective planning, the BAG members and wider stakeholders will be kept fully informed of relevant timelines for marketing, communication, and support planning efforts.

ACTION 1: BAG members will be kept fully informed of relevant timelines associated with affordable workspace for marketing, communication, and support planning efforts.

SF emphasised the existence of several successful business support models, including the services provided by Tree Shepherd. LG noted that BAG members will have sufficient time to review and test these models before the affordable workspace initiative is implemented. This approach aims to ensure that the proposed affordable spaces are aligned with best practices and meet the needs of the businesses in scope.

2. BAG Communication (Community consultation and engagement to date)

To complete Action 4 from last meeting (1 March 2023) JH talked the group through a presentation detailing:

- The objectives, approach and timescales of the Canada Water community engagement and consultation process
- An overview of the groups engaged and key activities
- Key community views and themes of feedback
- Details on how the Canada Water development responded and continues to respond to community feedback, including the social sustainability strategy
- The ongoing approach to community engagement and consultation

JH explained that full details of the community consultation period can be found online at www.canadawater.co.uk/planning-application and that the presentation deck would also be circulated to BAG members.

ACTION 2: The presentation summarising the Canada Water community consultation and engagement journey to date will be circulated to BAG members with the minutes.

3. **Development update**, Edward Cree and Symon Bacon

EC and SB talked the group through key development headlines highlighting that:

- Current plots (A1, A2 and K1) remain on track for completion with good progress across trades and contractors.
- As reported at the last meeting, five buildings are being taken through dual core redesign processes.
- The team are still working on an approach to change the current Printworks offer from 100% office space to also include a cultural offer.
- The dock and wider infrastructure works continue at good pace.
- There is good progress on the substation with UKPN expected on site in due course.

The group discussed the procurement support/supply chain events that CW have offered so far in line with work commencing on each new plot, including the most recent event delivered in partnership with LBS pioneers fund grant recipients (local SME owners) via Hatch and Trampoline.

EC listed some of the BL criteria for the forthcoming restaurant and retail space along with the some of the guiding principles and context (e.g. the demand to service circa 2k office workers during lunchtime periods) including fit out specification, price points, trading experience and sustainability.

Although not intended to be an exhaustive list, the group found the overview of criteria to be immensely valuable as it provided a clear insight into the future requirements and expectations for local businesses. This understanding of the criteria will enable the BAG to develop in line with and in response to the specific needs of the local business community.

SF echoed the usefulness of the discussion and welcomed further focus on procurement support for local business owners.

RK enquired about the efforts to sustain a long-term cultural offer beyond the current Leisure Park offering, with reference to local cinema provision. EC responded detailing BL's efforts and the market analysis guiding the approach to attracting a sustainable operator to the area for the long-term.

The group applauded the expansion of the Market Square as a 'ideal test bed' for local businesses hoping to grow. SF described the journey and growth of one of the Thrive businesses based at the Market.

ACTION 3: JH and SF to create and share a case study of the Market Square based Thrive business discussed for presentation at the next BAG meeting.

RK asked about recent headlines on visitor numbers or TFL trends via Canada Water Station since the opening of the Elizabeth line and requested that any data or analysis be shared at a future meeting.

ACTION 4: EC/SB to present headlines on visitor numbers where data is available at a future BAG meeting.

4. **Local mapping analysis update**, Julie Hutchinson and Richard Pearce.

In response to Action 7 from the last meeting (1 March 2023) RP updated the group on LBS plans to create a Canada Water Town Centre Action plan alongside Cllr Martin Seaton. He also explained that even in the potential absence of a formal BID, LBS would still want to see many of the BID principles applied and in place locally. JH detailed the ongoing discussions with BID leaders and the group discussed the similarities and differences between the BIDS operating across the borough.

JH summarised the approach and findings of the mapping undertaken so far. She also updated the group on recent discussions with Nic Durston from the Southbank Employers Group (SBEG) who are exploring the potential to resurrecting the South London Procurement Network (website, network and services) across Lambeth and Southwark. BAG members were reminded of remit and requirements of the BAG as detailed in TOR, including the establishment of a business network and potentially an associated database to support the circulation of business opportunities. Nic Durston has offered to join a future meeting to discuss their plans and lessons learnt.

LG asked RP how LBS define 'local' in the context of S106 agreements in relation to business support.

ACTION 5: RP to check with colleagues at LBS about geographical boundaries linked to the definition of 'local' in terms of business support in the context of S106 agreements and report back at the next meeting.

ACTION 6: JH still to speak to Renaisi regarding the Local Access Partnership and feedback at the next meeting.

5. **Next steps**

In line with the ongoing mapping, scoping and positioning, ahead of the next meeting JH and RP to:

- speak with the Renaisi about the Local Access Partnership
- map incubator space across the borough, and
- continue to connect with BID leads

The group observed that as they gather more information through their mapping activities, a clearer picture of need and potential positioning of the BAG is emerging. It is becoming evident that considering the timelines associated with the development pipeline, there is an opportunity for the BAG to enhance the awareness and readiness of local businesses for future procurement opportunities and meanwhile use spaces (e.g. Thrive Market and Market Space). This objective will be discussed as a dedicated agenda item during the upcoming BAG meeting.

6. AOB

SF updated the group on the successful THRIVE move from its previous location in the Leisure Park to their newly customised location in the Surrey Quays Shopping Centre. SF explained that whilst 12 businesses had successfully moved over to the new facility with Thrive, they now have room for more new joiners. In summarising the transition, SF described the flexibility, patience and of both the business owners and BL teams positively and highlighted that there are many good learnings from the experience.

Date for the next meeting: 26 September 2023 at 10.30am at Canada Water Dock Office

The meeting closed at 12.30pm

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Summary of Actions

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