

Canada Water Business Advisory Group Minutes

Date	26/09/2023
Time	10:30hrs
Venue	Canada Water Project Hub

Minutes and Actions

Chair	Lesley Giddins (LG)	
Attendees	Sandra Ferguson (SF) Richard Kalmar (RK) Richard Pearce (RP) Symon Bacon (SB) Freddie Broadhurst (FB) Julie Hutchinson (JH) Councillor Kath Whittam	CEO, Tree Shepherd MD, Kalmars Senior Strategy Officer, Local Economy Team, Southwark council (LBS) Development Director, British Land/Canada Water Social Sustainability Executive, British Land Strategic Lead, Canada Water Connect Ward Member for Rotherhithe
Apologies	Councillor Stephanie Cryan Councillor Bethan Roberts Councillor Jane Salmon Councillor Adam Hood Councillor Nick Johnson Danny Edwards (DE) Edward Cree (EC)	Ward Member for Rotherhithe Ward Member for Rotherhithe Ward Member for Surrey Docks Ward Member for Surrey Docks Ward Member for Surrey Docks Head of Economy, Local Economy Team, Southwark Council Head of Asset Management, British Land/Canada Water

1. Welcome, minutes and actions.

Following introductions, LG welcomed the group, extending a special welcome to Cllr Whittam who was attending the BAG meeting for the first time. She went on to explain the purpose of the Canada Water Business Advisory Group (BAG) and summarised the mapping and scoping work undertaken so far.

Apologies were noted. RP was listed as present (online) but was experienced a few audio technology issues throughout the meeting.

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.

All actions were noted as delivered or featured as part of the current or future BAG meeting agendas (including available data on visitor numbers).

BAG members confirmed that they are still in receipt of the various CW communication updates including the newsletters and email newsletters.

ACTION 1: RK and Cllr Whittam requested that Cllr Seaton and Cllr James McAsh be added to the CW communications list to be kept abreast of key updates and progress.

2. The role of the Business Advisory Group, Lesley Giddins

LG talked the group through the specific requirements of the BAG as outlined in the Terms of Reference (TOR), detailing its purpose as:

- to support businesses that may be affected by the Development either due to the need for the business to relocate or due to any disruption which may be caused because of the construction of the Development,
- to maximise opportunities,
- to improve the business environment,
- to form a Local Business Network (if appropriate),
- to establish and maintain or procure access to the Local Supply Chain Database (unless the Council and the Developer agree that it is not appropriate to do so at the relevant time) and (together with the Developer)
- to promote the Discounted Workspace and Affordable Retail floorspace to qualifying occupiers.

In terms of its approach and function, she explained that, as outlined in the TOR the BAG will achieve its purpose by acting as a strategic coordination, advisory and information sharing group, working alongside other strategic bodies in the local and wider area, to ensure the opportunities of the Development are maximised. She also explained that the BAG will act in this capacity only and will have no specific powers of decision-making over any aspects of the Development.

3. Development Update, Symon Bacon

SB took the group through a presentation highlighting progress on site since the last meeting, referencing some of the ongoing delays affecting plots in the earlier stages of planning and construction associated with the sector awaiting the new guidance on the updated Fire Safety Act.

Using an aerial map, SB highlighted the benefits of the development's location in the central/east London context in terms of access, focusing on talent and commuter distances.

The group discussed the timing of the BAG's existence, as whilst early (in terms of the actual construction of development) – 'useful' - in terms of enabling awareness and preparedness for business support.

SB shared a range of CGI images of the proposed designs whilst highlighting:

- The intentionality and progress being made in terms of social and environmental sustainability.

- That the current plots (A1, A2 and K1) remain on track for completion with good progress across trades and contractors.
- As reported at the last meeting some plans 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.

The group discussed the various types of business opportunities that are likely to come forward and the BAG's remit to work to ensuring that these opportunities are cascaded widely across the borough - whilst also targeted at known local potential suppliers.

The group echoed the usefulness of the discussion around criteria for local businesses and welcomed further focus on procurement support for local business owners. The group went on to agree that a dedicated discussion exploring the current British Land meanwhile space offering at Canada Water at the next meeting would be useful.

ACTION 2: JH/FB to present the British Land meanwhile space current offering and aspirations/potential opportunities at Canada Water at the next meeting.

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

JH talked the group through a presentation designed to update BAG members on the aims and progress of the mapping / scoping analysis conducted to date. The work aimed to help BAG members gain a better understanding and current picture of:

- the 'business support' partnership landscape across the borough
- how the role of the BAG can connect with existing networks and initiatives
- what works and doesn't work in terms of existing networks and BIDS
- the mechanisms we can use to circulate opportunities and key updates
- the gaps in local provision
- key milestones to enable planning against the BAG deliverables.

JH went on to describe progress, highlighting discussions with a range of stakeholders including:

- Tree Sheperd/Thrive
 - Business Improvement Districts (Better Bankside, Blue Bermondsey and Southbank)
 - Southbank Employers Group /South London Procurement Network
 - LBS Pioneers Fund Partners (Hatch and Trampoline)
 - LSBU
 - Local Access Partnership
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JH also referenced the affordable space mapping exercise underway by LBS/RP. In terms of future priorities, JH explained that CWC would be:

- Mapping businesses Lower Road and Albion Street with a view seeking their input around needs in early 2024.
- Seeking ongoing connections from BAG Member/ LBS Officers (i.e High St Support) /Cllr intel and contacts
- Working to connect with the remaining BIDS
- Continue mapping social enterprise and VCS support for synergies (i.e BLW, BOSCO centre/Renaisi)
- Developing a bespoke procurement support offer for local SME's with Thrive

The group welcomed the engagement of businesses based in Lower Road and Albion Street to gauge their interests and aspirations around space and growth.

ACTION 3: JH/FB to bring findings of mapping Lower Road and Albion Street and proposed survey questions to the next BAG meeting.

2. BAG positioning and next steps

SF talked the group through the Thrive objectives and offering including the needs and types of businesses based at the SQSC. She also described the types of support Thrive offers to wider businesses across the borough, including many based in Peckham.

She highlighted that 64% of the businesses Tree Shepherd surveyed recently said that are not working to grow their businesses sustainability – due to time constraints and other pressures – highlighting a need for greater support. She also explained that Tree Shepherd are working to support SME's so they are best prepared to support incoming populations as well as their existing customer bases. SF also requested that closer links be made between the Thrive stall holders and the Deal Porters Market managers (Via LBS)

ACTION 4: RP to connect SF with Deal Porters Market Managers

LG explained the progress made between meetings in attempting to take the BAG TOR and turn the objectives into something more practical and understandable (i.e simpler statements) to help BAG members understand the practical work the needs to be undertaken. It was proposed that the wording be discussed before the next meeting to explore it at the next meeting.

ACTION 5: LG/BL/LBS to discuss BAG practical aims wording and discuss at the next meeting

3. AOB

Date for the next meeting: 25 January 2024 at 11.00am at Canada Water Dock Office

The meeting closed at 12.30pm

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Summary of Actions

- ACTION 1:** Cllr Seaton and Cllr James McAsh be added to the CW communications list to be kept abreast of key updates and progress.
- ACTION 2:** JH/FB to present the British Land meanwhile space current offering and aspirations/potential opportunities at Canada Water at the next meeting.
- ACTION 3:** JH/FB to bring findings of mapping Lower Road and Albion Street and proposed survey questions to the next BAG meeting.
- ACTION 4:** RP to connect SF with (LBS) Deal Porters Market Managers
- ACTION 5:** LG/BL/LBS to discuss BAG practical aims wording and discuss at the next BAG meeting