

Note of BBC/Stanhope Meeting between Cllrs Cowan, Cartwright, Harcourt, Jones and Vincent with relevant officers and Westfield – 3 Sept 2014

Attendees:

Councillor Cowan, Councillor Cartwright, Councillor Harcourt, Councillor Jones and Councillor Vincent

BBC/Stanhope David Camp – Stanhope, Ron German – Stanhope, Chris Kane – BBC Commercial Projects, Andrew Fullerton – BBC Commercial Projects, Andreas Arnold – BBC Worldwide

Officers: John Finlayson, Neil Button and Kim Dero

A meeting was held on 3 Sept 2014 to discuss the current position in relation to the redevelopment of television centre. An agenda for the meeting was provided by Stanhope.

Agenda:

1. Introductions
2. Scheme proposals Q & A
3. Timetable
 - BBC occupation
 - May 2014 application determination
 - Fast track option for Plot A
4. Affordable housing priorities
 - Mix
 - Tenure

111 DMS

- 54 x 1b (2p)
- 29 x 2b (3p)
- 22 x 2b (4p)
- 2 x 3b (5p)
- 4 x 3b (6p)

10 Affordable Rent

- 2 x 1b (2p)
- 3 x 2b (3p)
- 3 x 2b (4p)
- 1 x 3b (5p)
- 1 x 3b (6p)

- Affordability
- Timing

5. Other topics requiring discussion/clarification

6. Next steps

Meeting Record

- Stanhope explained background of planning applications and Intention to implement 2014 (current) scheme
- BBC outlined importance of starting work on Plot A (now proposed for demolition/new build) and whether it is possible to bring this forward (via a Section 73 variation of the 2013 approved scheme) (CK and AA)
- Cllr Cowan provided an overview of the new administration's manifesto commitments as they apply to the proposed regeneration scheme. Greatly increased emphasis and priority on delivery of more affordable housing with housing types and tenures to be genuinely affordable to a range of incomes in line with the London Plan, and an expectation that marketing of new homes would be targeted at local people and Londoners rather than foreign investors. Also described ambition to work with BBC/Stanhope and partners to get local people into jobs.
- Concerns raised about the new Plot A building and whether this would have any harmful impact on adjacent occupiers in Exhibition Close or White City Close; Stanhope noted that the BBC activities would be reduced and the new offices/TV uses would need to comply with stricter estate management codes as they would be the tenant – as such the impacts on residents would be less. It was recognised that demolition work would be disruptive in the short term. Stanhope acknowledged that demolition/building contractors would comply with a considerate constructor's code of conduct during demolition/construction to minimise disruption to residents.
- Following an exploration of the issues, options and related implications it was agreed negotiations on the s106 should continue between officers and Stanhope.
- Officers to advise whether a s73 for the variation of the 2013 is open to Stanhope/BBC to fast track the development of Plot A.
- Stanhope to set out in more detail of how they can assure the Council that the marketing of the residential within TV Centre will be focused upon Local and London residents.