



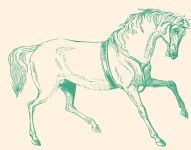
2027 – 2032

RENEWAL PROPOSAL

FOR VAUXHALL ONE



Vauxhall
LONDON



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ASEEM SHEIKH
Chair, Vauxhall One

A MESSAGE FROM OUR CHAIR

Vauxhall is a place that has always done things differently. It has been that way for centuries and it remains true today. That spirit of difference, energy and community is exactly what Vauxhall One exists to support, promote and protect.

When businesses voted to renew Vauxhall One's mandate in 2021, they voted overwhelmingly in favour. The result recognised that a dedicated, locally-led organisation makes a genuine and visible difference to this area. Over the past five years, I believe we have honoured that trust.

Since that vote, Vauxhall One has provided 80 additional hours of street cleaning every week, 88 hours of dedicated safety patrols every week, and a CCTV network that has grown to 13 cameras in key locations. We have maintained hanging baskets and pocket gardens throughout the local area, refurbished the pedestrian tunnels, and run an annual events programme that entertains 15,000 people every summer. Through the Vauxhall, London place brand, we have helped change how people see this area, putting Vauxhall on the map as a distinctive, creative and welcoming destination and giving local businesses a platform they can be proud of.



Vauxhall continues to change at pace. New development and a growing community of businesses and residents brings opportunity, but it also brings pressure: on our streets, our public spaces and our sense of place. The next five years will require the same steady focus, the same practical delivery and the same strong voice for the business community that has defined Vauxhall One since 2012.

In early October, ballot papers will land on your desk. We will be asking you to vote Yes – to continue this work, maintain these services, and keep Vauxhall One's voice strong during what promises to be another significant period for the area. This document sets out exactly what that Yes vote will mean in practice. We hope it gives you every reason to back us.

Aseem Sheikh
Chair, Vauxhall One

HOW TO VOTE



**WE HAVE SEEN A TRANSFORMATION
OF THE AREA OVER THE YEARS AND
WE ARE VERY HAPPY TO SUPPORT
VAUXHALL ONE MOVING FORWARD.**

> 3 SEPTEMBER

You will receive a letter giving notice that a ballot is due to take place, and asking you to confirm the voter for your business.

> 5 OCTOBER

You will receive a voting pack from the London Borough of Lambeth, and will be able to vote by postal ballot.

> 29 OCTOBER

Make sure you post your completed ballot paper back by this date so that it arrives before the ballot closes.

> 5 NOVEMBER

The ballot closes at 5pm.

> FROM 1 APRIL 2027

If we are voted in, we continue to work for you.





WHAT IS A BID?

Vauxhall One is the Business Improvement District (BID) for Vauxhall. We are a not-for-profit organisation, funded and governed by the businesses in our area, dedicated to making Vauxhall a better place to work, trade and visit.

We were established in 2012 and, if successful in this ballot, we will begin our fourth five-year term in April 2027, delivering an ambitious programme of work on behalf of Vauxhall's business community through to 2032.

WHAT IS A BID?

A Business Improvement District is a defined area where local businesses vote to invest collectively in improvements that go beyond what the council is funded to provide. It's a simple idea: businesses pool a small contribution, based on the size of their premises, and that money is spent entirely on the priorities they set.

In Vauxhall, businesses with a rateable value of £25,000 and over pay an annual levy of 1.56% of that value. The levy is collected by Lambeth Council and passed directly to Vauxhall One. Every penny is spent within the BID boundary to make Vauxhall cleaner, greener, safer and better for everyone who lives, works, visits and does business here.

If the ballot is unsuccessful, the levy stops and the services stop with it.

Every five years, eligible businesses vote on whether the BID should continue. The next ballot is approaching. This document sets out our plans for the next five years, should you vote yes.

WHAT VAUXHALL ONE DOES, AND WHAT THE COUNCIL DOES

A common question: doesn't the council already do this? The short answer is: not all of it. **Our role is to deliver services and projects in addition to those that Lambeth Council is funded to provide.**

For example, your Business Rates help to fund Lambeth Council's day-to-day street sweeping and bin emptying; the BID levy funds additional jet washing, graffiti removal and maintenance of the pedestrian and cycle tunnels around Vauxhall station.

Business Rates help Lambeth Council manage and maintain Vauxhall's parks, whilst the BID levy funds hanging baskets, pocket gardens and additional green spaces throughout the area.

The BID levy also helps to enhance activity by the Metropolitan and British Transport Police by providing CCTV coverage around the transport hub, and by bringing businesses together as part of a Business Crime Reduction Partnership to share intelligence and work towards practical solutions that work for Vauxhall.

We are accountable to you. Vauxhall One is governed by a board of directors drawn from levy-paying businesses. We publish annual reports and accounts, and every five years we put our plans to a democratic ballot. You decide whether we continue.

This is our third renewal. Each ballot is an opportunity for the business community to hold us to account, shape our priorities and decide what comes next. We believe our track record speaks for itself, but the decision is yours.

VAUXHALL TODAY

“
WE LIKE THE NUMBER
OF INDEPENDENT
BUSINESSES HERE.
THEY GIVE THE AREA A
SLIGHTLY MORE ‘VILLAGE’
FEEL, EVEN THOUGH IT’S
CENTRAL LONDON.”

Vauxhall today is young, mobile and fast-changing. The area has drawn rapid residential development, from high-rise apartments to purpose-built student housing, and just under 10,000 people now live in the ward. Over half are aged 20 to 39 (nearly double the London average), creating a resident base that is international, active and used to city living.

It is also one of Lambeth’s most diverse areas, home to strong Portuguese, Eastern European and Chinese communities alongside significant Black African and mixed-ethnicity populations. This diversity runs through Vauxhall’s food, culture and night-time economy, including its longstanding LGBTQ+ venues, which remain central to the area’s identity.

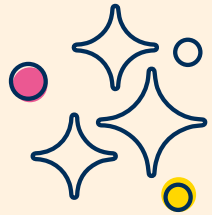
Economically, Vauxhall is a place of contrasts. Social housing sits alongside premium riverside development, and independent

businesses trade next to major employers and public institutions. Office workers, hospitality staff, construction teams and commuters all add to a daytime population that keeps the area busy, mixed and constantly changing.

In 2025, we asked businesses, workers and residents what matters most to them. Almost 400 responded, and the message was consistent: people want Vauxhall to be welcoming, well cared for, safe and rich in culture, with more everyday amenities and a development pace that is managed responsibly.

This is the Vauxhall we are planning for over the next five years, and it is what shapes the priorities set out in this manifesto.

WHAT WE'VE ACHIEVED SINCE 2022



20,800

hours of additional street cleaning



13,000

pieces of graffiti removed



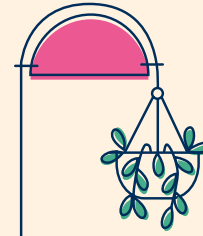
800

songs sung at Bearpit Karaoke



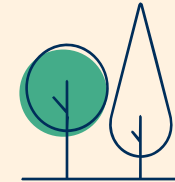
82M

people reached by destination marketing campaigns



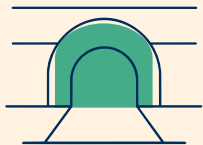
226

hanging baskets every year



3

new trees planted



15

pedestrian tunnels refurbished



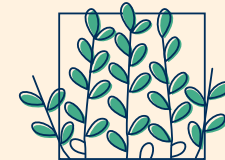
554

pieces of street furniture painted



860

new biodiversity-enhancing plants



5

Underground in Bloom competitions



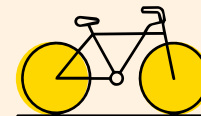
126

pieces of CCTV footage supplied to Met Police



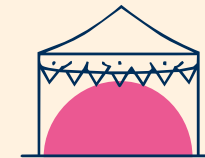
9,390

security team reassurance visits



770

bikes fixed for free



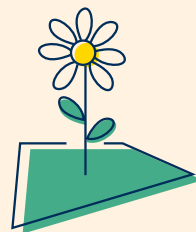
46

free community events



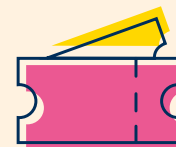
35

members of the Vauxhall Business Crime Reduction Partnership



950sqm

of greenery inside the BID boundary



65,000+

free tickets issued



18

films shown at Vauxhall Summer Screens



OUR PLANS FOR 2027-2032

THE NEXT FIVE YEARS

OUR SHARED VISION

The next five years are about confidence, partnership and steady progress. Together, we're working towards a Vauxhall where businesses feel supported, workers and visitors feel safe and welcome, public spaces are full of life, and the district keeps growing as a destination for London.



BUILDING ON PROGRESS. SHAPING WHAT COMES NEXT

Over the past decade, Vauxhall has changed significantly. Investment, new development, improved public spaces and the work of many partners, including the businesses that fund Vauxhall One, have helped transform the area from a place people passed through into a district where people increasingly choose to work, visit and spend time.

Much of that progress has been achieved through collaboration: between businesses, the BID, the local authority, Transport for London, landowners and cultural organisations. The foundations are now firmly in place; the next five years are about building on that progress.

OUR ROLE AS A BUSINESS IMPROVEMENT DISTRICT IS CLEAR:

Deliver the services and initiatives that support levy-paying businesses day to day, while also acting as a strong, constructive voice for the business community in shaping the future of Vauxhall.

Some of the changes our businesses want to see will require partnership and long-term advocacy. Others we can deliver directly. This proposal sets out both: what we will do, and what we will champion.

**TOGETHER, WE WILL HELP VAUXHALL
MOVE FROM A MAJOR TRANSPORT
INTERCHANGE TO A CONFIDENT,
HIGH-PERFORMING DESTINATION
WITHIN LONDON.**



WHAT YOU TOLD US

Between June and November 2025, we ran a structured programme of engagement with businesses, workers and residents.

With 383 research touchpoints in total, this consultation reached 300 levy-paying organisations and encompassed one-to-one interviews with business owners and major stakeholders, worker feedback, and an open resident and community survey.

ACROSS EVERY AUDIENCE, THE SAME PRIORITIES CAME THROUGH CLEARLY. YOU WANT:



A cleaner, safer environment, with visible, responsive services.



Better local amenities, including food, drink and everyday places to spend time.



More greenery, public spaces and attractive walking routes.



Continued investment that keeps pace with the area's rapid growth.



A stronger sense of community, culture and identity.

Respondents also raised real concerns about the pace and density of development, and the cumulative impact of construction on noise, congestion and character.

These concerns inform our plans for the coming five years: not as problems we can solve alone, but as pressures we're organised to respond to.

YOUR VOICE, OUR PLANS

YOU TOLD US THE BASICS MATTER MOST.

Streets for People and **24/7 Vauxhall** keep the everyday fundamentals, and the case for change, moving forward.

YOU TOLD US GREEN SPACE AND SAFETY AFTER DARK MATTER.

Great Places invests in lighting, planting and connections that work day and night.

YOU TOLD US VAUXHALL SHOULD FEEL ALIVE.

Destination Vauxhall keeps events, culture and promotion working for every business in the district.



1

STREETS FOR PEOPLE: INFLUENCING THE FUTURE OF CENTRAL VAUXHALL

For decades, the Vauxhall Gyratory has shaped how people experience the district. It keeps traffic moving, but it also creates a barrier between the station, the river, the Pleasure Gardens and the streets around them.

Reforming it isn't something Vauxhall One can do alone, but it's something we can keep pushing for as a consistent, influential voice for the business community.

YOU TOLD US:



“WE’D LOVE TO SEE
LESS TRAFFIC ON
KENNINGTON LANE...
WIDEN PAVEMENTS
AND BRING IN A
CAFÉ CULTURE.”

ADVOCATING FOR BETTER STREETS

We'll work with Transport for London, Lambeth Council and developers to support a better balance between traffic flow, pedestrian movement and cycling, while protecting the vehicle access businesses depend on.

A MORE WELCOMING GATEWAY

Our ambition is for Vauxhall to feel like an arrival point, not a barrier to cross. That means better connections between the station, the river, the Pleasure Gardens and the commercial streets around them.

SUPPORTING BUSINESSES THROUGH CHANGE

Major infrastructure and development work can be disruptive. We'll keep supporting businesses through it with clear communication, better wayfinding, and practical measures that keep access and visibility open.

WHAT THIS MEANS FOR YOU

Easier movement for staff, customers and deliveries. A stronger, coordinated voice in conversations with TfL, Lambeth Council and other major stakeholders. Practical support, like signage, communication, and advance notice when building work is under way nearby.



2

24/7 VAUXHALL: SAFETY, STEWARDSHIP AND CONFIDENCE

VAUXHALL DOESN'T SWITCH OFF AT 6PM.

Shift workers, residents, visitors and an internationally recognised night-time economy all rely on the district working just as well after dark as it does during the day.

That means services built around how Vauxhall actually operates, around the clock.

YOU TOLD US:

“PEOPLE SHOULD FEEL SECURE WHEN THEY COME HERE TO ENJOY THEMSELVES, AND GET HOME SAFELY. THAT’S THE FOUNDATION OF THE LOCAL NIGHT-TIME ECONOMY.”



VISIBLE SAFETY AND SUPPORT

We'll continue to invest in patrol teams that provide reassurance, support businesses and respond to issues, particularly during peak commuting periods and evening transition times.

MANAGING THE NIGHT-TIME ECONOMY

Working closely with the Metropolitan Police, British Transport Police and Safer Business Network, we'll strengthen targeted weekend operations that address anti-social behaviour and support responsible nightlife.

A PLACE THAT LOOKS OPEN FOR BUSINESS

Our teams have been cleaning and maintaining Vauxhall's streetscape for over a decade. We'll keep caring for streets, public spaces and physical assets so the area stays welcoming, safe and well-presented, whatever time you arrive.

WHAT THIS MEANS FOR YOU

Staff and customers who feel safe arriving early or leaving late. A dedicated, contactable security team that's on hand to deal with low-level issues. Streets that are clean and presentable every morning, not just on a good day.



3

GREAT PLACES: PLACEMAKING, SUSTAINABILITY AND LIGHT

Public space shapes how people feel about a place - whether they linger, whether they come back, whether they recommend it to someone else.

Over the next five years, we'll build on the greening and public realm work already under way to make Vauxhall's streets and spaces more welcoming, better connected and more resilient.



YOU TOLD US:

**"HOTEL GUESTS
FREQUENTLY COMMENT
ON THE TRANQUIL
ATMOSPHERE HERE.
GREEN SPACES ARE A
MAJOR PART OF THAT
EXPERIENCE."**

LIGHTING VAUXHALL THOUGHTFULLY

Working with partners and landowners, we'll explore creative lighting along key routes, parks and the riverside, improving both the experience after dark and the perception of safety.

CLEARER CONNECTIONS

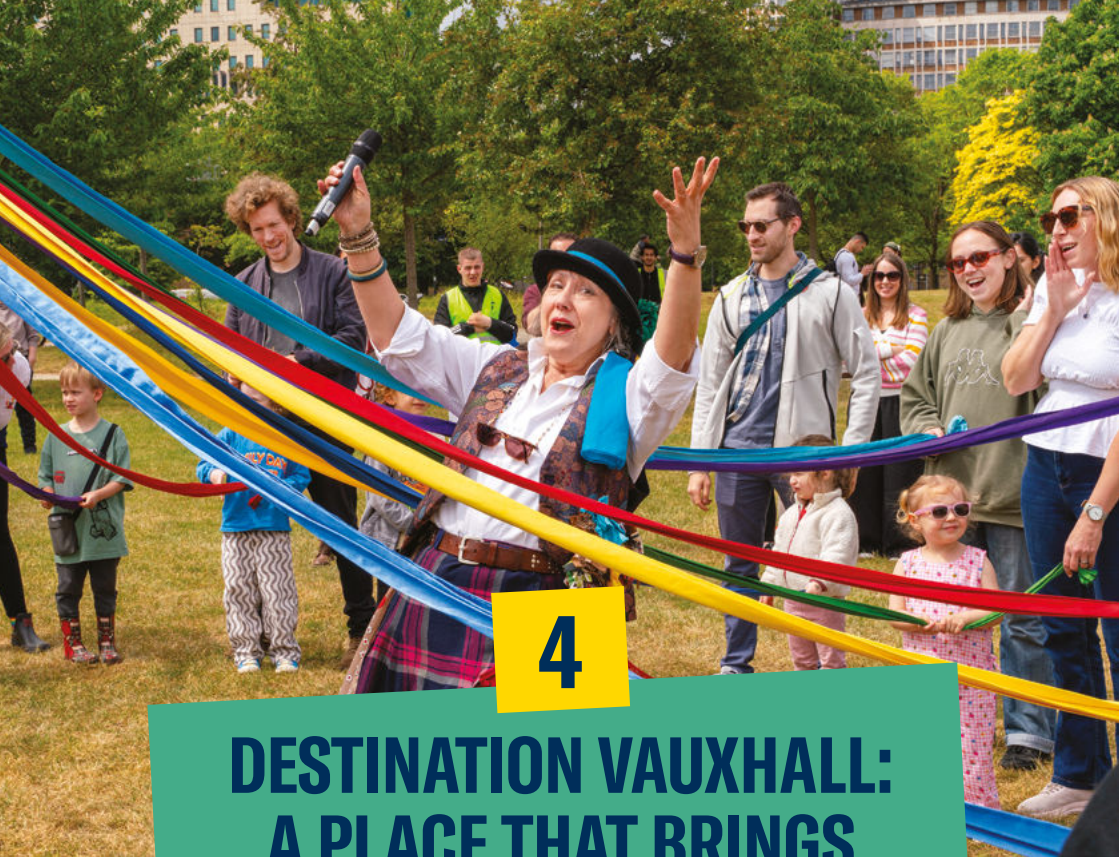
Wayfinding and targeted interventions will help animate Vauxhall's spaces and strengthen its identity as a creative, evolving district.

ENCOURAGING THE USE AND IMPROVEMENT OF GREEN AND BLUE SPACES

We'll keep championing improvements to Vauxhall's green infrastructure that reduce air pollution, boost active travel and embed sustainable principles alongside business priorities.

WHAT THIS MEANS FOR YOU

A more attractive setting for your business, without you having to fund it yourself. Better air quality and greener streets that support staff wellbeing. Evening routes that feel safer and more inviting, encouraging people to stay later and spend more.



4

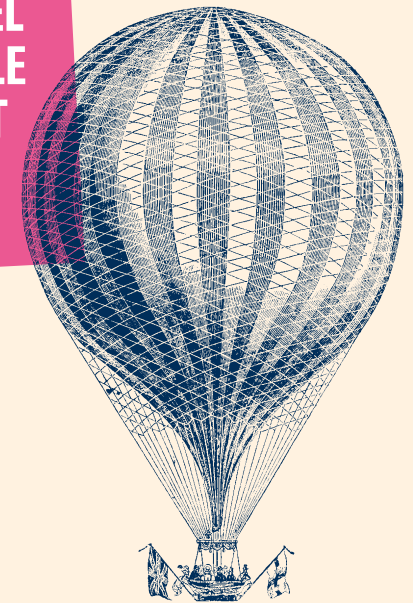
DESTINATION VAUXHALL: A PLACE THAT BRINGS PEOPLE TOGETHER

Vauxhall is entering its next phase with significant new commercial space, improved infrastructure, and a growing community of businesses, workers and residents.

Vauxhall One will keep working to make sure this growth benefits existing levy payers, while strengthening the local economy and sense of community.

YOU TOLD US:

**“VAUXHALL SHOULD FEEL
LIKE SOMEWHERE PEOPLE
WANT TO COME TO, NOT
JUST PASS THROUGH.”**



SUPPORTING VAUXHALL'S PLACES AND SPACES

We'll deliver a diverse, year-round events programme, including weekday activity that supports hospitality, retail and service businesses, that helps make Vauxhall a place people enjoy spending time during and after the working day.

PROMOTING VAUXHALL AS A BUSINESS LOCATION

Communications, partnerships and targeted campaigns will showcase what makes Vauxhall distinctive: transport connectivity, modern workspace, a riverside location and real character.

ATTRACTING VISITORS AND NEW AUDIENCES

We'll work with cultural partners and London-wide networks to promote Vauxhall as a place to discover for events, for leisure, and for something a bit different.

WHAT THIS MEANS FOR YOU

More footfall for hospitality, retail and leisure businesses, especially on weekdays. A stronger profile that helps with recruitment, investment and letting space. A place your clients and staff are pleased to be based.



GROWTH THAT

REACHES EVERYONE

Vauxhall's transformation shouldn't only benefit the businesses that fund it. Since 2012, we've worked to make sure the area's growth is felt by the wider community too, by bringing businesses and local organisations together, and putting BID levy funding behind causes that matter right here in Vauxhall.

COMMUNITY & CORPORATE SOCIAL RESPONSIBILITY

BRINGING BUSINESS AND COMMUNITY TOGETHER.

Across the 2022–27 term, Vauxhall One has supported a broad ecosystem of local organisations that spans youth and education, arts and culture, community and wellbeing, sports and grassroots groups, LGBTQ+ venues and networks, and local charities and social enterprises. Support has taken different forms: hosting events, improving buildings, amplifying communications, and offering funding pots.

Vauxhall's community is part of what makes the area distinctive. We'll keep supporting the organisations and events that celebrate that diversity, and keep bringing businesses and communities together around it.

WHY THIS MATTERS FOR YOUR BUSINESS

A socially responsible business community is good for recruitment and retention, and it's easier to be part of one than to build it alone. Support for local causes builds goodwill with staff, customers and neighbours. And a Vauxhall where growth is shared is a more stable, more resilient place to invest in for the long term.

YOU TOLD US:

“PARTNERS FROM THE BUSINESS COMMUNITY BRING IN EXPERTISE THAT WE DON'T HAVE. THAT SUPPORT HAS BEEN INVALUABLE.”

INVESTMENT & GOVERNANCE



Vauxhall One is funded by the businesses it represents. Every pound raised stays in Vauxhall, and every levy payer has a say in how it's spent.

HOW THE LEVY WORKS

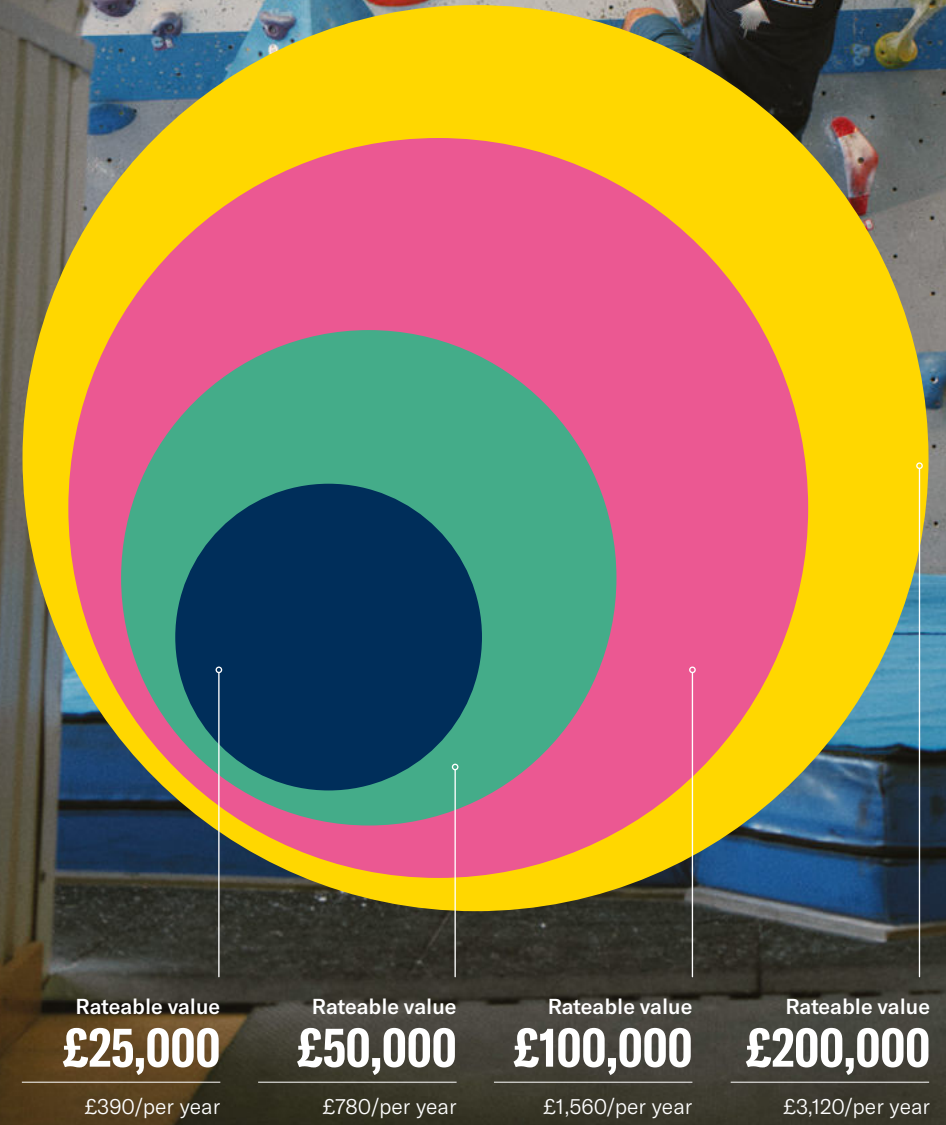
A Yes vote means the levy continues for a further five years, from 1 April 2027 to 31 March 2032. It's ringfenced for Vauxhall. It pays for everything in this manifesto: Safety patrols, street cleansing, greening and public

realm projects, business support, destination marketing and advocacy.

The proposed rate for 2027-2032 is 1.56% of rateable value.

WHAT YOU'LL PAY

Indicative annual levy, based on rateable value:



WHO PAYS

All businesses within the BID boundary pay the levy and get to vote, with a few exceptions:

- business units with a rateable value under £25,000
- ‘Central List’ properties outside the local rating list
- advertising rights, telephone masts, car parks and kiosks
- residential estate offices
- state-funded nursery, primary and secondary schools
- communication stations
- adventure playgrounds

Smaller businesses below the threshold can still get involved and access services on a voluntary basis.



VAUXHALL ONE BRINGS US TOGETHER TO DISCUSS REAL, PRACTICAL SOLUTIONS THAT MAKE VAUXHALL BETTER FOR EVERYONE.



KEY GOES

Indicative income and investment by theme, 2027–2032:

	2027-28	2028-29	2029-30	2030-31	2031-32
INCOME	£1,216,000	£1,277,000	£1,330,000	£1,375,000	£1,443,000
24/7 VAUXHALL	£435,000	£452,000	£470,000	£490,000	£508,500
DESTINATION VAUXHALL	£429,500	£446,500	£464,500	£483,000	£502,000
GREAT PLACES	£230,000	£239,000	£248,500	£258,500	£269,000
STREETS FOR PEOPLE	£118,500	£123,000	£128,000	£133,000	£138,500
SURPLUS	£3,000	£16,500	£19,000	£10,500	£25,000

HOW WE'RE GOVERNED

Vauxhall One is business-led. It's run by Vauxhall One Business Improvement District Ltd, a company limited by guarantee, with a Board drawn principally from local businesses.

The businesses who fund the BID also shape its priorities, scrutinise its performance and decide how levy income is invested.

We don't replace the statutory work of Lambeth Council, Transport for London, the Metropolitan Police or Network Rail. We work alongside them to get better outcomes for Vauxhall.

A finance group gives extra scrutiny to budgets and spend, and we work with external advisers on bookkeeping and audit. Every year, we take responsibility for:

- spending levy income in line with our aims
- keeping tight control over expenditure
- safeguarding the organisation's assets
- reviewing our financial performance
- producing annual statutory accounts
- meeting audit and compliance requirements

Annual reports and accounts show exactly how levy income has been spent, and what it delivered.

PARTNERSHIP AND INFLUENCE

A big part of Vauxhall One's value is speaking for businesses collectively. Over the next term, we'll keep working closely with Lambeth Council, Transport for London, Network Rail, the Metropolitan Police, British Transport Police, Safer Business Network, landowners, developers, cultural organisations and community partners.

That partnership matters most on the things no single business can fix alone, such as safety, public realm, transport, construction disruption, footfall, destination marketing, greening and the night-time economy.

REVIEW AND RENEWAL

The proposed term runs for five years, from 1 April 2027 to 31 March 2032. Before it ends, the Board may seek renewal through another ballot. Levy-paying businesses always have the final say on whether Vauxhall One continues.

FAQS

WHAT HAPPENS IF MY PREMISES ARE EMPTY?

The property owner becomes liable for the levy and gets the vote. The levy is discounted by 50%, with no three-month void period.

DO REGISTERED CHARITIES RECEIVE ANY RELIEF ON THE LEVY?

Yes. Registered charities receive 80% relief on the BID levy, in line with the relief they receive on business rates.

WHAT IF BUSINESS RATES ARE INCLUDED IN MY RENT?

If your rent includes business rates, your landlord is liable for the levy and gets the vote.

WHAT IF MY RATEABLE VALUE CHANGES?

If a revaluation takes your rateable value to £25,000 or more during the term, you'll become liable for the levy from that point.

FAQS

I'M TAKING ON MORE PREMISES IN THE BID AREA. WILL I PAY A LEVY ON THOSE TOO?

Yes, for as long as you occupy them, provided they're eligible for BID membership.

HOW AND WHEN IS THE LEVY COLLECTED?

Lambeth Council collects the levy on our behalf, under a formal Operating Agreement. It's billed once a year, with two instalments due on 1 April and 1 October.

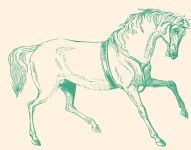
IS THE LEVY COMPULSORY?

Yes. Once the ballot succeeds, the levy is mandatory and enforced in the same way as business rates.

BID BOUNDARY MAP

STREETS INCLUDED IN THE BOUNDARY:

Albert Embankment	Juxon Street	Sail Street
Auckland Street	Kennington Lane	Salamanca Place
Black Prince Road	Kennington Oval	Salamanca Street
Bondway	Kennington Road	South Lambeth Place
Cellini Street	Lambeth High Street	South Lambeth Road
Citadel Place	Lambeth Road	St George Wharf
Clayton Street	Lambeth Walk	The Oval
Cutlers Way	Miles Street	Tinworth Street
Durham Square	Montford Place	Tyers Street
Durham Street	Newport Street	Vauxhall Cross
Exchange Gardens	Norfolk Row	Vauxhall Street
Gasholder Place	Old Paradise Street	Vauxhall Walk
Glasshouse Walk	Oval Way	Wandsworth Road
Goding Street	Parry Street	Wendle Court
Graphite Square	Pascal Street	Windmill Street
Harleyford Road	Pegasus Place	Worgan Street
Hebden Place	Pratt Walk	Wyvil Court
Ingram Close	Randall Road	Wyvil Road
Jonathan Street	Rudolf Place	



GET IN TOUCH

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