

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC BOARD MEETING

The King Arthur, outside the National Waterways Museum

Friday 25th July 2008 @ 2.00pm

Present:	(MS)	Mary Smith	(MB)	Maggie Bolt
	(PJ)	Paul James	(MT)	Michael Tallett-Williams
	(GS)	Greg Smith	(PF)	Peter Foyle
	(DB)	David Bush	(AG)	Cllr Andrew Gravells
	(IM)	Ian Mean	(JG)	Julie Girling
	(FM)	Franco Muccini	(CF)	Chris Foley
	(CH)	Chris Hallam	(IJ)	Ian Jarvis
	(IK)	Ian Knight	(MP)	Bishop Michael
	(MS)	Martin Seccombe		
Observers:				
	(CFO)	Chris Oldershaw	(JW)	Julian Wain
	(MT)	Mike Tilt	(IW)	Ian Williams
	(NG)	Nicky Godding	(GW)	Gerry Wall
	(SE)	Simon Excell		
Minute Taker:				
	(JM)	Jo May		

259/08	Apologies	Action
	<p>Board Members: Antonia Shield, Stan Jones, David Warburton, Mark Owen, Dr Sally Pearson, Sally Pickering, David Edwards</p> <p>Advisors: Philip Staddon, Philip Cooke, Andrew Vines, Barry King</p>	
260/08	Declarations of Interest	
	Ian Jarvis – University Peter Foyle - EIG	
261/08	Minutes of the Board Meeting held on 30th May 2008	
	The circulated minutes of the previous meeting were approved as a true and accurate record.	
262/08	Matters Arising	
239/08	CFO advised that the Bishops had not attended the meeting scheduled for the 10 th July. Dick Bishop advised via telephone that they would be 'mothballing' their buildings at Bakers Quay for 2 years. CFO asked for the Boards views.	
249/08	CFO updated the meeting on Greyfriars as there was nobody present from EP; two submissions from developers are currently being assessed and a statement on the way forward will be issued shortly.	

263/08	Programme Performance Update	
	<p>CFO ran through the Programme Performance Update Summary.</p> <p><u>Gloucester Docks:</u> IK advised that there are some issues with the Southgate Mooring site:</p> <ol style="list-style-type: none"> 1. The market value is less than the RDA asset value. 2. Occupier not keen to have active frontages in their building which could cause a major issue as the site is on the main route between the Quays and the city centre. 3. All RDA future developments are to be BREEAM excellent but the occupier only wishes to aim for a “very good” status, which is not acceptable. <p>IK is confident the issues can be resolved but it will take time.</p> <p>CFO advised that a meeting is scheduled for Tuesday 29th July to go through the early stages of the design competition involving four architectural practices.</p> <p><u>Marketing Gloucester:</u> Graham Walker has been appointed CEO of Marketing Gloucester, JW gave a brief outline of Graham’s career history, satisfactory references have been received and contractual issues are being finalised.</p> <p><u>Community Engagement:</u> 6 Ambassadors have been appointment, Gloucester Quays position still vacant.</p>	
264/08	Public Art Update	
	<p>GW gave a presentation on public art possibilities which was well received.</p> <p>DB, on behalf of the Residents & Community Forum, had been very impressed with the presentation and the forum are in full support of the project. Asked that “vandal proof” options be looked into.</p> <p>MTW, on behalf of the Business Forum, also had the full support of the project.</p> <p>MP was not sure that any of the items shown were in keeping with Gloucester and its Heritage; we need to be sympathetic and engage the old with the new.</p> <p>IM supported MP’s view, would it be possible to give the public an idea of public art pieces and see what they think?</p> <p>MB we need to look at the way Public Art can bring tourism into the city.</p> <p>The following recommendations were agreed:</p> <ul style="list-style-type: none"> - the report is noted - priorities for public art in 2008/09 are approved - CEO is requested to seek additional capital funding for the public art 	

	<p>programme where appropriate</p> <ul style="list-style-type: none"> - Board delegates authority to the Design Review Panel to commission artists, and/or select artworks for URC site. 	
265/08	Greater Blackfriars: Masterplan – Position Statement	
	<p>CFO outlined the report and advised that the University are likely to finalise proposals in November and would hope to receive a response from HEFCE by the end of March 2009. It was therefore proposed to undertake a two stage consultation exercise – initially with all partners on the draft Masterplan, then when approved to the wider community in the city.</p> <p>Two 4* hotel operators have expressed an interest in Blackfriars and the Crown Court are looking at moving within the next few years. The Crown Court buildings could possibly be used as a music venue.</p> <p>PJ asked for the URC to be very careful in terms of timing and how much information goes to the public since it is important to ‘manage’ expectations given the current uncertainty surrounding the University and City / County Councils proposals.</p> <p>IM asked if the plans were realistic and agreed with PJ about the sensitivity over timings etc.</p> <p>JG advised that as we will not know the exact proposals until next year we must not raise the wrong expectations.</p> <p>IK felt that the draft Masterplan was an excellent document and has huge confidence in the team. Blackfriars is the largest of the Magnificent Seven sites to be delivered in the URC and it is fundamental within the linkages proposals, IK is keen to see the project progress. However, the RDA remains concerned over the large funding requirements and fully supports the proposal to take the development forward in phases.</p> <p>The recommendation that the Board accept the draft Masterplan and agrees to delegate to the CEO, in discussion with the Chairman, the date of public consultation on the scheme and the results being reported to a future Board meeting was agreed. It was also agreed to invite the University to outline their proposals for Blackfriars to the URC Board in November.</p>	JG
266/08	Kings Quarter Project Update – CONFIDENTIAL	
267/08	Railway Triangle – Gloucestershire Parkway Feasibility Study	
	<p>CFO briefly outlined the report and advised that the Business and Residents & Community Fora had had lengthy discussions at their meetings earlier in the week. The most salient point to emerge from the two steering group meetings is Network Rails opposition to the use of the Triangle for a Parkway Railway station from an operational view point and as a landowner. Without their support any proposals would be doomed to fail.</p> <p>DB does not agree with the capacity comments made by Network Rail, he also feels that the Parkway Station is outside the Magnificent Seven area. The residents of Gloucester felt very strongly about this and they want a Public Meeting with Network</p>	

	<p>Rail.</p> <p>JW stated that the Rail Utilisation Study (RUS) that Network Rail is currently undertaking may impact on the decisions currently being made. JW had spoken with Network Rail and asked whether they could see any circumstances arising which could make them change their opinions, and they said No, they also advised that it is likely that the Government would back Network Rails decision.</p> <p>AG felt quite strongly that the Elmbridge station would never get off the ground and that we should start by looking at something more achievable, by supporting the LXB proposals for a mixed use development.</p> <p>IK has no fixed view on the Railway Triangle, but emphasised the main difficulties are due to the fact that we lost the rail service at the start of the URC. Does Network Rail know the full extent of the Regeneration? If this was more widely known would it encourage rail operators to service Gloucester again?</p> <p>IM supported AG, there is a wider issue and we need to get on with upgrading the area.</p> <p>PF asked the Board not to forget that Cheltenham are also opposed to the Parkway Station.</p> <p>JG advised that actually Cheltenham Borough Council were in favour, but there is opposition from the Cheltenham MP.</p> <p>The recommendation that the interim report is noted and comments on the identified issues in order to guide the preparation of a final report to the September Board meeting was agreed.</p> <p>The identified issues include:</p> <ul style="list-style-type: none"> - Key actions, milestones, lead responsibilities for delivering (1) New Parkway at Elmbridge (2) significant improvements at Central Station (linked to our work/proposals for the Kings Quarter and Greater Railway Triangle) - Ensure Board receives quarterly updates on progress 	
268/08	<p>Redoubling of the Gloucester to Swindon Railway Line between Kemble and Swindon (Stroud Valley line)</p>	
	<p>JG outlined the report and advised that the MP of Cheltenham is in full support of this proposal. Responses need to be received by the 4th September.</p> <p>DB welcomed this report and also advised that to maintain a double track is remarkably more cost effective than the maintenance of a single track line.</p> <p>JW asked why GHURC were not being asked to support the Birmingham – Bristol line. JG advised that full decisions had taken place and it was felt that the Kemble to</p>	

	<p>Swindon improvements were of more benefit to the City of Gloucester.</p> <p>The following recommendations were agreed:</p> <ul style="list-style-type: none"> - the GHURC supports Gloucestershire County Councils ongoing campaign to re-double the Stroud Valley Railway line between Kemble and Swindon - the CEO of GHURC writes to the Minister of Transport and the Office of Rail Regulation supporting the inclusion of the re-doubling of the Kemble – Swindon section of the railway line in the ORR’s Final Determination on the Network Rail business plan for 209-14 	
269/08	Executive Team Budget – Quarterly Position Station	
	<p>CFO outlined the report. No questions were raised.</p> <p>The report was noted.</p>	
270/08	Board Membership & Panel Vacancies	
	<p>CFO advised that although there is currently a position on both the Main and Executive Boards the URC are not looking to fill these at present. However, CFO did request that members volunteer to fill the vacancies on the panels / fora. Members to respond to CFO direct.</p>	ALL
271/08	Marketing Update Report	
	<p>NG outlined the report, she had spoken with the recently “crowned” Miss Gloucestershire who was keen to help promote the URC and was happy to be involved with some of the EMU bookings.</p> <p>IM expressed concern over the lack of hoardings. FM advised that the Quays hoardings were currently being revamped and will shortly look like something from “Vogue” magazine.</p> <p>FM has also supplied NG with a schedule of the Quays advertising for the next 3 months to enable NG to review any press releases being issued.</p> <p>The report was noted.</p>	
272/08	“Building on Success / Adapting to Change” – DVD from Urban Regeneration Companies Annual Conference 2008	
	To be shown at the September Board meeting.	
273/08	Any Other Business	
	IM again wanted to reiterate the importance of the linkages.	

Report Author: Chris Oldershaw

