

## **GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD**

### **MINUTES OF GHURC BOARD MEETING**

The Cory Room, National Waterways Museum

**Friday 26<sup>th</sup> September 2008 @ 2.00pm**

<b>Present:</b>	<b>(MS)</b>	Mary Smith	<b>(MB)</b>	Maggie Bolt
	<b>(PJ)</b>	Paul James	<b>(MT)</b>	Michael Tallett-Williams
	<b>(GS)</b>	Greg Smith	<b>(PF)</b>	Peter Foyle
	<b>(DB)</b>	David Bush	<b>(DE)</b>	David Edwards
	<b>(IM)</b>	Ian Mean (late)	<b>(JG)</b>	Julie Girling
	<b>(CH)</b>	Chris Hallam	<b>(CF)</b>	Chris Foley
	<b>(SJ)</b>	Stan Jones	<b>(MP)</b>	Bishop Michael
	<b>(MO)</b>	Mark Owen	<b>(WWC)</b>	William Windsor Clive (for Andrew Gravells)
	<b>(SPi)</b>	Sally Pickering		
<b>Observers:</b>				
	<b>(CFO)</b>	Chris Oldershaw	<b>(JW)</b>	Julian Wain
	<b>(MT)</b>	Mike Tilt	<b>(BK)</b>	Barry King
	<b>(NG)</b>	Nicky Godding	<b>(PS)</b>	Philip Staddon
	<b>(JS)</b>	John Seddon	<b>(AM)</b>	Andrew Maliphant
	<b>(PC)</b>	Philip Cooke	<b>(AV)</b>	Andrew Vines
<b>Minute Taker:</b>				
	<b>(JM)</b>	Jo May		

GS opened the meeting by congratulating David Edwards on his role as the new Homes & Communities Agency Regional Director for the South East. DE thanked the Chair and the Board – emphasising that Gloucester is one of the best URC's - this is a great URC and the Board should be proud of the progress made. DE advised that Colin Molton from the SWRDA will be replacing him from the 1<sup>st</sup> December 2008.

<b>274/08</b>	<b>Apologies</b>	<b>Action</b>
	<p><u>Board Members:</u> Antonia Shield, Dr Sally Pearson, Cllr Andrew Gravells, Ian Jarvis, Martin Seccombe</p> <p><u>Advisors:</u> Simon Excell</p>	
<b>275/08</b>	<b>Declarations of Interest</b>	
	<p>Greg Smith &amp; Bishop Michael – University of Gloucestershire</p> <p>Mary Smith – Planning Committee</p> <p>Peter Foyle – EIG &amp; University of Gloucestershire</p>	
<b>276/08</b>	<b>Minutes of the Board Meeting held on 25<sup>th</sup> July 2008</b>	
	The circulated minutes of the previous meeting were approved as a true and accurate record.	
<b>277/08</b>	<b>Matters Arising</b>	
	There were no matters arising.	

278/08	<b>“Building on Success / Adapting to Change” – DVD from Urban Regeneration Companies Annual Conference 2008</b>	
	The film was well received and highlighted the need for quality design, safety and security and the importance of public space. The investment in public spaces in Sheffield is particularly impressive and CH would like to see a comparison between Sheffield and Gloucester.	
279/08	<b>GHURC Second Annual Report 007/08</b>	
	<p>The Annual Report was received. CFO made 3 points in relation to the report</p> <ol style="list-style-type: none"> <li>1. Thanks to Bishop Michael for taking time out of his busy schedule for the photo.</li> <li>2. GHURC has commissioned new aerial photographs for the report, which are available by request to Jo May.</li> <li>3. Greater emphasis in the report on community engagement and thanked the Fora for their contribution throughout the year.</li> </ol>	
280/08	<b>Programme Performance Update</b>	
	<p>CFO outlined the report and updated the meeting on the following projects:</p> <p><b>Blackfriars:</b> Draft Masterplan has been produced, but needs to be tested and challenged through community consultation. He has spoken with the Princes Trust and aims to commission an Inquiry by Design, with the first workshop taking place before Christmas. The University has a council meeting on the 26<sup>th</sup> November 2008 where it is hoped further confirmation of the University’s commitment will be received.</p> <p><b>Docks:</b> Great news with EIG’s announcement of their move to Southgate Moorings. GHURC has been involved with the selection of project architects which has been narrowed down to 2 companies, Carey Jones &amp; Sir Terry Farrell. A new Greek owned restaurant will shortly be opening next to Naylor Powell.</p> <p><b>Quays:</b> The Bridge is due to open on the 31<sup>st</sup> October 2008. Sainsbury’s will be on site within the next couple of weeks and are still on schedule for May 2009 opening. 50% of the units in the Designer Outlet Centre are currently with the solicitors.</p> <p><b>Canal Corridor:</b> The Commercial Estates Group scheme for the former Contract Chemicals site now has 15% affordable housing, which is not as much as we would have liked but is a more acceptable figure. It is hoped that planning consent will now be granted.</p> <p><b>Greyfriars:</b> DE updated the Board highlighting that it is a very difficult time in the current housing market and EP are working hard to deliver the scheme. Discussions are continuing with Linden Homes. Revised proposals have been received which have the makings of a good scheme. The scheme is very much alive and is the only new EP housing scheme that is currently being worked on for the South West.</p> <p><b>SPi</b> asked where this left the Four Gates Centre as she was concerned they would lose some PCT funding if things did not progress. DE advised that good progress is being made, albeit slowly and he was aware that the Four Gates did not yet have the required funding in place.</p> <p><b>Marketing Gloucester:</b> MO advised that Graham Walker was now in post and gave thanks to the City Council for their continued support. GW issues MO with a weekly</p>	

	<p>update and a project plan and is working hard to move the project forward. CFO asked when MO felt that it would be beneficial to invite GW to a Board meeting; it was agreed to invite him to the January 2009 meeting.</p> <p>Linkages: John Seddon updated the Board on the progress on the Kimbrose Triangle, Llanthony Road and Southgate Street scheme. The County / LDA will have detailed design completed by the end of October. JS will report back to the URC and SWRDA to confirm timescales and consultation processes.</p>	CFO
<b>281/08</b>	<b>Community Regeneration Protocol</b>	
	<p>CFO outlined the report. The Community Engagement Manager, Sam Hoad, has been in post since 2<sup>nd</sup> January 2008. The EMU (Mobile Exhibition Unit) is being used extensively and the Residents &amp; Community, Business and Urban Youth fora are very active and well attended, with membership being reviewed every 12-18 months.</p> <p>All 7 Ambassadors had been appointed, however the Railway Triangle Ambassador has recently stepped down due to personal reasons and Sam Hoad is looking to fill this vacancy.</p> <p>The Quays Steering Group is not yet operational but this will be monitored and reviewed in line with the Quays development.</p> <p>It has been noted that more work is needed on involving “hard to reach groups” and a report on how we are covering these areas will be submitted to the Board in due course.</p> <p>The Regeneration News is now circulated to over 2500 people.</p> <p>With regards to the role of other agencies ‘adding value’ to URC investment CFO indicated that the LSP had made a useful start on assessing their contributions but more work was needed – a further report will be made to the Board in January.</p> <p>AM added that more community projects are being worked on but are not yet ready to be reported. AM is putting forward a bid for European Funding in relation to Gloucester’s Twin Town in Holland based on the benefits of linking new investment at the Quays with the historic city centre..</p> <p>SPI noted that there was clearly a lot more community engagement activity taking place than people realised and welcomed the idea of a further report on how we target hard to reach groups.</p> <p>IM feels that the Urban Youth Forum are doing a magnificent job and requested that they be invited to present their ideas to the next Board Meeting.</p> <p>MO suggested using the community radio station GFM (96.6FM) and NG advised that she was in conversation with the radio; however there is a 6 week waiting list.</p> <p><b>The report was noted and the recommendation to provide further reports on hard to reach groups and the role of other agencies ‘adding value’ to URC investment was agreed.</b></p>	<p>CFO</p> <p>CFO</p> <p>CFO/SH</p>

282/08	<b>Kings Quarter – Project Update- CONFIDENTIAL</b>	
283/08	<b>Gloucestershire Parkway Station &amp; Railway Triangle Masterplan Update</b>	
	<p>Barry King updated the meeting. The bid for the Park and Ride scheme will be submitted to the Department of Transport by the end of the year. Good progress is also being made with the R.U.S (Route Utilisation Study) by Network Rail.</p> <p>The question was raised if there was anything more the URC could do to assist the County Council with this scheme. BK felt that the R.U.S is a really important step in moving things forward, and further URC support for the Parkway may be requested when the results of the study are known. He also thanked the Board for its support for the Swindon/Kemble line.</p> <p>Central Station needs improvement and we must be clear on what type of station we would like to see in 10 years time. It may be possible to incorporate public realm improvements to link the station with Kings Quarter. In addition the DDA compliant bridge needs to be incorporated in to the Railway Triangle Masterplan proposals.</p> <p>DB is pleased to hear of the £2M investment from Network Rail into Gloucester Central Station, but the station requires trains to stop and is concerned that with the Parkway scheme moving forward we need to encourage additional rail operators to use Gloucester Station.</p> <p>Following the draft proposals submitted by GVA Grimley and Edward Nash an independent Peer Review was conducted by Sandra Roebuck from EDAW. LXB have come back with a revised proposal and this will be reported at the November meeting.</p> <p>IM feels we need to keep the public involved and encourage their support for the Railway Triangle project.</p> <p><b>The following recommendations were agreed:</b></p> <ul style="list-style-type: none"> <li>- <b>Regular updates are provided by the County Council on the progress of the Elmbridge Transport / Parkway Station schemes within the Board's Programme Performance reporting procedures</b></li> <li>- <b>The Board re-endorses its previous decision to support the County Council's proposals for the earliest possible development of a Gloucestershire Parkway station at Elmbridge Court.</b></li> <li>- <b>Continue to lobby the rail industry for the improvement of services and facilities at Gloucester Central and Cheltenham Station in meeting the URC's requirement for a significant enhancement of Gloucester's rail connectivity both prior to and beyond the delivery of a Gloucestershire Parkway station.</b></li> </ul>	
284/08	<b>Bakers Quay – CONFIDENTIAL</b>	

285/08	<b>Best Practice Visit – Temple Bar, Dublin</b>	
	<p>PF gave an overview of the recent visit to Temple Bar. He emphasised that the areas success was based on cultural development and a strong design approach, but more importantly is the way the areas are maintained. Companies involved in the regeneration control the mix of tenures which allowed the areas to remain individual and keep out the likes of MacDonald’s and other branded traders. The whole regeneration at Temple Bar had been achieved with no major car parking issues.</p> <p>SPi reported how pleased the Residents &amp; Community members were with the Best Practice visits, and how it made the members feel more involved with the URC.</p> <p>Discussion was had on the on-street stage and how this could be incorporated into the Kings Square project.</p> <p><b>The Board noted the report.</b></p>	
286/08	<b>Any Other Business</b>	
	<p><b>Marketing Update</b></p> <p>NG added to the submitted report that discussions were underway with Franco Muccini on linking the marketing aspects of the Quays and the URC.</p> <p>PC advised that he had been looking into how other URC’s market themselves, and it seems that GHURC are doing much more than any other URC.</p> <p>IM noted the report and asked that we ensure we coordinate our marketing activities effectively. He had also recently noted the number of empty shops that are now in the City which could be used to support marketing the regeneration programme.</p> <p>JW asked that we work with Marketing Gloucester to ensure that there is no competition between them and the URC; NG advised that she had so far had 2 meetings with Graham Walker and all marketing was beneficial to both parties.</p> <p>MO advised that he and PJ were discussing possible ways of reducing rents to encourage traders.</p> <p>NG also advised that Miss Gloucester was now involved with the promoting of the URC and will be attending some EMU events over the coming months.</p> <p>MO advised that GW has been invited to join the MARCOMMS committee.</p> <p><b>The report was noted.</b></p> <p><b>Llanthony Quay Hotel</b></p> <p>CFO advised that a Ramada Encore hotel was proposed to the north of St Ann Way. However, the proposal reviewed at the last Design Review Panel did not satisfy the very high design-quality expectations of the URC and although an adjusted proposal has been submitted there is still concern over external elevations. The Design Review Panel would like to suggest to Peel that they appoint new architects in order to achieve significant design improvements but this needs to be balanced with</p>	

	<p>Gloucester's strong need for a 4* hotel and the panel would not want them to pull out of the scheme.</p> <p>MB feels that it would be wrong for us to accept what has been proposed and that we need to now stand firm has a client and uphold the requirements of English Heritage as the location of the hotel is close to the Llanthony Priory. AV added that there was also concern for the archaeological surrounds of the area.</p> <p>CH did not agree as the location of the hotel was between both the new Gloucestershire College and the Sainsburys development.</p> <p>It was agreed that CFO would speak with Peel and request revised proposals and if this was not forthcoming then to suggest that different architects are appointed.</p> <p><b>The Board agreed that further design negotiations would be made through CFO in conjunction with key Board members (PF, AS, MB and IJ).</b></p>	<p><b>CFO</b></p>
--	--	-------------------

Report Author: Chris Oldershaw