

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC ANNUAL GENERAL MEETING

STATUS - OPEN MEETING

The Guildhall, Cinema, Eastgate Street, Gloucester

Friday, 24th April 2009@ 2pm

01/09	Apologies	
	<p>Ian Mean, Board Member Paul James, Board Member Julian Wain, Gloucester City Council Roger Hanbury, Forum Member Neil Draper, Forum Member Jenny Lapington, Forum Member Chris Hayes, Forum Member Sally Pearson, Board Member Philip Staddon, Gloucester City Council</p>	<p>Andrew Vines, Board Advisor Dennis Collins, Forum Member David Warburton, Board Member Antonia Shield, Board Member Sally Pickering, Board Member Mike West, Ambassador Ian Ellis, Forum Member Mavis Wall, Forum Member David Tate, Forum Member Helen Cook, Ambassador</p>
02/09	Minutes of the AGM on the 25th April 2008	
	The circulated minutes of the previous meeting were approved as a true and accurate record.	
03/09	Matters Arising	
	All matters arising are covered in the main agenda.	
04/09	Overview of GHURC Operations in 2008/09 Greg Smith (GS), Chairman of Gloucester Heritage URC Ltd	
	<p>GS gave a Chairman's Review of the URC performance during this particularly challenging economic and financial climate of the last 12 months. Several major schemes delayed or 'mothballed' regrettably including the University of Gloucestershire's ambitious plans to establish a new campus at Blackfriars. However, despite these setbacks the momentum of regeneration in the city has generally been maintained and by the end of March private investment on 'URC sites' had reached nearly £300 million. Over 362 jobs have now been created, 21.4 hectares of land reclaimed and 390 new homes constructed, since the start of the URC programme in 2004.</p> <p>The new £10m flagship High Orchard Bridge officially opened and major construction work continued on the Quays Designer Outlet Centre and Sainsbury's Superstore. Galliford Try/Linden Homes appointed as development partner for Greyfriars and the EU compliant developer selection process commenced for the Kings Quarter development. Good progress was also made on finalising Master Plans and Development Briefs for the Railway Triangle and Greater Blackfriars.</p> <p>The Community Engagement is an important part of the regeneration programme and this received a major boost during the year with the launch of Gloucester Works and the expansion of the Community Ambassadors Programme and Urban Youth Forum. Collectively these will help to ensure that the local community plays an active part in shaping the future of the city and that they benefit directly from the huge investment in the area.</p>	

	<p>Both the Main Board and the URC Executive Team are strong, stable and work well together.</p> <p><i>No questions were raised.</i></p>
05/09	<p>Programme Performance Update 2008/09 (including Community Video Diary) Chris Oldershaw (CFO), Chief Executive</p>
	<p>CFO emphasised that we must remember that the regeneration programme is a 10 year programme. We are currently experiencing some challenges with the recession CFO remains confident that we will be able to restore Gloucester as a great English city and deliver the step change in the areas economic performance by 2016.</p> <p>Some of the highlights during the year:</p> <ul style="list-style-type: none"> • Draft Blackfriars Masterplan, prepared by Feilden Clegg Bradley approved for consultation in July 2008 • Waterways Museum reopens for business in May 2008 following partial refurbishment • Designer Outlet Centre (DOC) ‘topping out’ ceremony held on 6th May 2008 with over 400 construction workers employed on site • Fred Reed appointed as interim manager for the Canal Corridor Partnership BID in May 2008 • Niall McLaughlin Architects/Churchman Landscapes selected to redesign Kings Square in July 2008 following an RIBA International Design Competition • Galliford Try/Linden Homes confirmed by the Homes and Communities Agency as development partner for Greyfriars site and URC Steering Group established in January 2009 • GVA Grimley present Stages 1 and 2 of the Railway Triangle Masterplan to URC Board in May 2009 • LDA concept designs for Routes 1 and 4 endorsed by Executive Board on 18th April 2008 • URC approves priorities for public art installations in July 2008 <p><i>No questions were raised.</i></p>
06/09	<p>Financial Statement for 2007/08 and review of 2008/09 Ian Jarvis (IJ) Chairman of the Audit & Governance Committee</p>
	<p>IJ advised that the accounts for year ending March 2009 were currently being audited. In the interim he provided a brief overview of income and expenditure, including projects funding in 2008/09 from previous years surpluses.</p> <p><i>No questions were raised.</i></p>
07/09	<p>Staffing Update Chris Oldershaw, Chief Executive, Gloucester Heritage URC Ltd</p>
	<p>There have been no staff changes in the last 12 months. The requirement for a Work Placement position will be put to the next Remuneration and HR Committee meeting in May and on approval this position will be advertised in the local area.</p> <p><i>No questions were raised.</i></p>

08/09	<p>Review of Company Directorships Chris Oldershaw, Chief Executive, Gloucester Heritage URC Ltd on behalf of the Nominations Committee</p>
	<p>The Board currently has 24 positions filled, leaving one vacancy. This will be considered at the next Nominations Committee meeting in August 2009. The only member changes during the year have been due to retirement or relocation.</p> <p>David Owen has replaced Stan Jones. A replacement for David Edwards's position is to be confirmed, following his promotion to a new positioning the HCA.</p> <p><i>No questions were raised.</i></p>
09/09	<p>Future Annual General Meeting arrangements</p>
	<p>There will be an additional AGM held in October to review the accounts for 2008/09. Future AGM's will then be held every October.</p>
10/09	<p>Any Other Business / Questions & Answers</p>
	<p><i>Phil Hanman:</i> With the Quays opening less than a month away what is being done to secure the linkages through to the city centre.</p> <p><i>CFO:</i> Temporary signage will be in place prior to the opening. It is hoped the linkages project will be on site during September 2009.</p> <p><i>Phil Hanman:</i> How are you working to ensure that the City Centre does not loose its large M&S and Sainsbury's stores as they are now also opening at the Quays?. How can we be assured that they will continue to trade in the city?</p> <p><i>CFO/MS:</i> There were many planning requirements imposed on the Gloucester Quays site and one of these was to ensure that the city centre was not affected by its large stores moving out if they were also to be located at the Quays.</p> <p><i>Mark Boyce:</i> It is great to see development of Gloucester now taking place and I am sure most people are genuinely pleased with the efforts made by the board and their achievements to date. There is however one scheme which there are strong reservations about and that is the ITEC scheme. There is evidence that indicates this project will bring about an immediate reduction in trains stopping at Gloucester Central station of 28%. A survey of Rail users indicates that if a Parkway station pulls services from Gloucester Central then support is less then 2 in 10. From the GHURC's own web site there are (as at 20/4/09) 37 comments on the subject, 31 against the idea, 5 for the idea and 1 on the fence – that's 84% opposing the idea. Between 2004 and 2007, the Citizen published just over 100 letters on the subject, all but one of them was against the project. In October 2005, one of the top 5 issues on the Gloucestershire County Council website was "Strong opposition to the planned Gloucestershire Parkway at Elmbridge Court". I think you will find, the staff of the GHURC have been continually exposed to strong comments on this subject for several years and my sympathies go out to them for being struck between a rock and a hard place. For this reason, I would like to invite the Board to have an open meeting on the subject chaired by a member of the community where local residents and businesses can express their views on the matter directly with yourselves with the expectation that you can hear directly the depth of feeling people have.</p>

GS: It is difficult to add anything new to his debate. This scheme is not a URC funded scheme, it is a County Council scheme, which has been debated at at least 2 main board meetings and the Masterplan has also been delayed to reconsider the scheme. The findings were that the ITEC was viable and that we should continue to support it. GS agreed however to discuss with the main board again and see if they would be prepared to review their position

CFO: Network Rail as landowners and operators do not support the option of developing a railway station on the Railway Triangle site. CFO will ask for an update at the next Main Board meeting in May from the County Council regarding the ITEC scheme.

Mark Boyce: Understands that the URC Executive Team receives a lot of complaints/criticism regarding this scheme, but is not sure that the Main Board are fully aware of the people of Gloucester's view on the Parkway Station.

Mark Price, Vitruvius Project Management Ltd: Asked when the development partner for the Kings Quarter project would be appointed.

CFO: The first stage would be completed 1 June with final selection taking place around September 2009 with a legal agreement in place with the development partner secured around December 2009.

Report Author: Jo May