

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC BOARD MEETING

Gloucestershire College, Llanthony Road

Friday 28th May 2010, 1.30pm

Present:	(GS)	Greg Smith (Chair)	(DO)	David Owen
	(MP)	Michael Perham	(CH)	Chris Hallam
	(GM)	Greg Morgan	(MO)	Mark Owen
	(CF)	Chris Foley	(MSec)	Martin Seccombe
	(MW)	Mark Hawthorne	(IJ)	Ian Jarvis
	(SPi)	Sally Pickering	(DB)	David Bush
	(PF)	Peter Foyle	(AG)	Andrew Gravells
	(SP)	Sally Pearson	(PJ)	Paul James
	(JG)	Julie Girling	(AS)	Antonia Shield
Observers:				
	(CFO)	Chris Oldershaw	(MT)	Mike Tilt
	(RO)	Richard Owen	(PC)	Philip Cooke
	(PS)	Philip Staddon	(NG)	Nicky Godding
	(SE)	Simon Excel	(MTh)	Mick Thorpe
	(ST)	Stuart Tarr	(JW)	Julian Wain
Guests:				
	(RH)	Roger Hanbury	(AHG)	Ahmed Goga
	(TP)	Tom Price		
Minutes:	(JM)	Jo May		

387/10	Apologies	Action																		
	<p><u>Board Members:</u> Ian Mean, David Warburton, Tony Bray, Maggie Bolt (MB), Michael Tallett-Williams</p> <p><u>Observers:</u> Andrew Vines</p>																			
388/10	Declarations of Interest																			
	<table> <tbody> <tr> <td>Peter Foyle</td> <td>Ecclesiastical</td> </tr> <tr> <td>Sally Pearson</td> <td>Railway Triangle/NHS Trust</td> </tr> <tr> <td>Mark Hawthorne</td> <td>Railway Triangle</td> </tr> <tr> <td>Andrew Gravells</td> <td>Railway Triangle</td> </tr> <tr> <td>Greg Smith</td> <td>Gloucestershire College</td> </tr> <tr> <td>Ian Jarvis</td> <td>Gloucester Quays</td> </tr> <tr> <td>Chris Foley</td> <td>RDA</td> </tr> <tr> <td>Antonia Shield</td> <td>Railway Triangle</td> </tr> <tr> <td>Mark Owen</td> <td>Railway Triangle</td> </tr> </tbody> </table>	Peter Foyle	Ecclesiastical	Sally Pearson	Railway Triangle/NHS Trust	Mark Hawthorne	Railway Triangle	Andrew Gravells	Railway Triangle	Greg Smith	Gloucestershire College	Ian Jarvis	Gloucester Quays	Chris Foley	RDA	Antonia Shield	Railway Triangle	Mark Owen	Railway Triangle	
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389/10	Minutes of the previous Board Meeting on 26th March 2010																			
	The minutes of the previous meeting were agreed as a true and accurate record of the meeting.																			

390/10	Matters Arising	
385/10	CFO advised that GHURC have been in contact with Gloucestershire Wildlife Trust, the RSPB and WWT Consulting on producing a feasibility study for the Alney Island eco sculpture park. CFO asked for Board Members to express their interests in joining the Steering Group.	ALL
391/10	GHURC Annual Report 2009/10	
	<p>CFO ran through the highlights of the report submitted to the HCA as a draft awaiting approval from the GHURC Main Board. The report is a very positive statement showing the success of last year with a strong base to build on for the coming financial year.</p> <p>Despite the economic recession 2009/10 proved to be one of the URC's most successful years so far with a range of flagship projects opening at Gloucester Quays, several 'mothballed' housing projects re-commencing on site and major public sector funding attracted for key economic projects linking city centre retailing and for the first phase of the Blackfriars Priory development, incorporating an exemplar Language Immersion Centre. Total private investment in the URC area during the projects lifetime has now topped £378m, helping to deliver 959 new jobs, 448 new homes, 26.83 ha of reclaimed land and 76,727 sqm of commercial/retail floorspace.</p> <p>Recommendation: The report was approved for submission to the Homes and Communities Agency.</p>	CFO
392/10	Programme Performance Update	
	<p>CFO highlighted the following points on the Programme Performance Update:</p> <p><i>Blackfriars</i> – a positive report has been given by the South West Design Review Panel (CABE) in relation to the Language Immersion Centre. This will now be considered by Gloucestershire County Council.</p> <p><i>Gloucester Docks</i> – A developer has expressed interest in the West Quay Phase II area for student housing, a possible joint venture with British Waterways.</p> <p>Crest Nicholson have confirmed that the replacement new build will commence as soon as the Merchants Quay has been demolished.</p> <p><i>Gloucester Quays</i> – IJ advised that no new units have opened in the Quays complex since December. They are in the process of appointing a Leasing Manager and the post should be filled within the next 2 weeks.</p> <p><i>Kings Quarter</i> – The City Council are now hoping to announce their Development Partner in July / August.</p> <p><i>Marketing Gloucester</i> – Still some financial issues, but it is hoped this will be resolved shortly.</p>	

393/10	HCA Single Conversation	
	<p>Simon Excell gave a brief update on the Single Conversation in line with the report submitted to the Board.</p> <p>All 7 sites requested from the GHURC have been included on the initial list; this will now be reviewed by Gloucestershire County Council and the six District Councils in conjunction with the HCA in order to agree priorities for the county.</p> <p>CFO highlighted point 1.04 of the report and advised that further discussions will be held with the HCA and the other URC Founder Partners regarding future funding for the Executive Team.</p> <p>CF advised that the South West RDA has no committed funding past 2011.</p> <p>DB expressed the concerns of the Residents and Community Forum as they feel that Kings Square has not been given a high enough priority.</p> <p>PJ confirmed that a Development Partner for Kings Square will be announced July/August.</p> <p>AG asked that Greyfriars site be tidied up, CFO asked GM to follow this up as the site is owned by the HCA.</p> <p>Recommendation:</p> <p>The report was noted and Annex 1 was endorsed for submission to the HCA, subject to CF comment regarding funding. The GHURC Chief Executive will continue to represent the Company's interests on the Stakeholders and Providers Group and a further report will be submitted to the Board on future revenue funding for the Executive Team post March 2011 at a future Board Meeting.</p>	GM
394/10	Gloucester Waterways Museum – update and presentation by Roger Hanbury	
	<p>RH updated the Board on recent progress at the Waterways Museum.</p> <p>SPi was pleased to hear that the new set up of volunteers was working well for the museum and offered further assistance to RH if required.</p> <p>IJ advised RH that the Quays are happy to support selling of tickets for boat trips etc. IJ and RH to discuss further.</p> <p>GS advised that the College have recently purchased canoes, but were having to travel to launch these on the canal. GS and RH to discuss alternative option.</p> <p>Recommendation:</p> <p>The report and presentation were noted.</p>	IJ/RH GS/RH

395/10	Gloucester Works Update	
	<p>AHG presented his report to the Board and discussions were held with regards to performance against targets. In particular AG expressed concern that the information requested by him earlier in the year was still not available (paragraph 1.07).</p> <p>MH advised that if, as suggested, Gloucester Works is to be seen as an exemplar project, then we need to see what value the impact has had on the areas where people have found work.</p> <p>DB asked how many jobs had lasted longer than 6 months. AHG was unable to produce this information.</p> <p>SPI asked for further information on what other activities are being undertaken, i.e the training of individuals to get them ready for work etc, this may help people further understand the importance of Gloucester Works.</p> <p>CF advised that the South West RDA have significantly funded the project and a full breakdown of achievements will be required for any additional funding to be approved</p> <p>AHG reiterated that it was impossible to present some of the information requested as employers were not willing to release the data, but a further breakdown should be available once a claim has been submitted to the RDA.</p> <p>Both CH and DO felt that the figures set for Gloucester Works, as shown in point 1.04 of the report are on targeted we shouldn't be drawn into setting additional performance targets.</p> <p>JW suggested that he and AHG meet to discuss what information the Board require and how this can be presented at a future Main Board meeting.</p> <p>Recommendation: The report was noted and the issues raised in paragraph 3.00 would be discussed at a future Main Board meeting, along with a full breakdown of activities taking place.</p>	JW/AHG
396/10	Blackfriars Progress Report	
	<p>CFO gave a brief overview of the report and emphasised the need to secure comprehensive improvements, including finding new uses for 11 and 17 Ladybellegate Street. He also advised that negotiations are continuing with the South West RDA regarding the E&J Printers (vacant building opposite Ladybellegate Street) and Gloucestershire Constabulary for a new city centre police station.</p> <p>CF asked that it be noted that there were no additional funds available for further investment into the condition of the Fleece, as referred to in point 1.12 of the report.</p>	

	The report was noted.	
397/10	Railway Triangle Verbal Update CONFIDENTIAL	
	The Board agreed that the Masterplan should be continued and discussed in full at the Executive Board in June for sign off at the July Main Board meeting.	
398/10	Kimbrose Square Public Art – presentation by Tom Price	
	<p>Tom Price gave a presentation on the proposed artworks for Kimbrose Square.</p> <p>The Board were impressed with the designs, but concern was raised with regards to seagull issues, it was agreed that this would be reviewed.</p> <p>GS read out MB's comment "I am delighted we were able to appoint such an innovative and skilled artist, who fully understands his materials and is able to create beautifully crafted work which has a strong conceptual grounding and sensitive interpretation as to the character of the place.</p> <p>I was impressed and intrigued by Tom's visual interpretation of Kyneburgh's descent down the wellshaft and her subsequent ascent to heaven; it is a fresh way to evoke the heritage of a place, as it managed to convey the story without being literal. He also managed to visually link the art wall in a coherent and thoughtful way. There is no doubt that this commission is going to be a high quality addition to Gloucester's future heritage".</p> <p>DB and PF confirmed that both the Business and the Residents and Community Fora were also impressed with the design, although cleaning and maintenance of the artworks were raised, and this was still to be agreed by the City and County Councils.</p> <p>MP advised of further history behind the story that had inspired TP's work, and felt that this should be interpreted somehow in the design/signage.</p> <p>Recommendation: The proposed Public Artworks at Kimbrose Square were unanimously approved, subject to mitigation of the bird issues.</p>	
399/10	GHURC Audited Accounts for 2009/10	
	<p>CH presented the draft accounts which have been audited by Hazlewoods and approved at the recent Audit & Governance meeting.</p> <p>CH advised that Hazlewoods had queried the going concern of GHURC, but they were advised that there is no issue over the next 12 months, but there was some uncertainty from March 2011 onwards. Hazlewoods confirmed that this would not need to be reflected in the accounts due to the size of the company.</p>	

	<p>CH advised that the £80,000 shown in the accounts was in relation to the channelling of funds between the HCA and Cheltenham Civic Pride, and following a request from the Audit & Governance Committee a full audit trail was available.</p> <p>Overall the company has had a successful year and finances are well controlled. CH congratulated CFO and his team for how the business is run.</p> <p>GS asked if the £150,000 reserve funding in place for the close down of the company would be enough to cover costs if the URC were required to cease before 2016, i.e would this cover exiting leases early etc. It was agreed that this should be further investigated.</p> <p>AS advised that her name was Shield, and not Shields as reported in the accounts.</p> <p>Recommendation: The accounts for the financial year ended 31 March 2010 were approved</p>	CFO
400/10	Monitoring GHURC's Heritage Impact – Annual Review	
	The report was noted.	
386/10	Any Other Business	
	<p>MTh handed around the Civic Awards nominations form and asked for Members to complete and return.</p> <p>MO asked what support was available for the Southgate Traders, following the recent Citizen article. PJ advised that the Project Manager from the County Council will be visiting the retailers and offering advice and support where possible.</p> <p>MH also advised that the County Council will help where they can, but this is a key regeneration site and the work will improve the area once completed.</p>	
	Future Meeting Dates:	
	<p>Friday 30th July 2010, 1pm (lunch), Gloucestershire College Friday 24th September 2010, 1pm (lunch), Gloucestershire College</p> <p>Due to the meetings being held at Gloucestershire College during 2010 please advise of your attendance at each meeting.</p>	