

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC BOARD MEETING

Gloucestershire College, Llanthony Road

Friday 26th March 2010, 1.30pm

Present:	(GS)	Greg Smith (Chair)	(DO)	David Owen
	(IM)	Ian Mean	(MTW)	Michael Tallett-Williams
	(IK)	Ian Knight	(MO)	Mark Owen
	(MW)	Mark Hawthorne	(MSec)	Martin Seccombe
	(SPi)	Sally Pickering	(MS)	Mary Smith
	(PF)	Peter Foyle	(DB)	David Bush
	(SP)	Sally Pearson	(AG)	Andrew Gravells
	(JG)	Julie Girling	(DL)	Deb Llewellyn (for Paul James)
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
Minutes:				
	(JM)	Jo May		

GS opened the meeting by thanking IK for his support and commitment to GHURC and wished him every success in his future role with the HCA (Exeter).

381/10	Apologies	Action										
	<p><u>Board Members:</u> David Warburton, Ian Jarvis, Tony Bray, Maggie Bolt, Greg Morgan, Chris Foley, Chris Hallam, Paul James (Sub Cllr Deb Llewellyn), Michael Perham, Antonia Shield</p> <p>David Warburton submitted a letter to confirm that the meeting could be regarded as quorate without any representation from the HCA.</p> <p><u>Observers:</u> Nigel Riglar and Andrew Vines</p>											
382/10	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>Mary Smith</td> <td>Planning</td> </tr> <tr> <td>Mark Hawthorne</td> <td>Railway Triangle</td> </tr> <tr> <td>Andrew Gravells</td> <td>Railway Triangle</td> </tr> </tbody> </table>	Peter Foyle	Ecclesiastical	Sally Pearson	Railway Triangle/NHS Trust	Mary Smith	Planning	Mark Hawthorne	Railway Triangle	Andrew Gravells	Railway Triangle	
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383/10	Minutes of the previous Board Meeting on 29th January 2010											
	The minutes of the previous meeting were agreed as a true and accurate record of the meeting.											

384/10	Matters Arising	
<p>361/09</p> <p>374/10</p> <p>376/10</p>	<p><i>Gloucester Works:</i> A presentation will be made at either the May or July Main Board meeting by Ahmed Goga.</p> <p><i>Marketing Gloucester:</i> CFO confirmed that £25,000 has been allocated to Marketing Gloucester with the specific requirement of raising the profile of the URC with local businesses and a major marketing campaign promoting Gloucester.</p> <p><i>Greater Railway Triangle:</i> A recent report from GVA Grimley regarding the relocation of Allstones onto the Northern Triangle, shows that the costs of relocation are broadly comparable with the original Masterplan, but there would be approximately 100 less residential units. This may affect the level of funding from HCA in terms of value for money and their views have been sought. Allstones have been asked for their long term intentions but we have not yet received any response from them, GVA Grimley have been asked to provide a delivery strategy. It is hoped this will all be wrapped up by the end of April.</p> <p>SP, asked what the situation was with the iconic building which was hoped for the Northern Triangle if Allstones are to be relocated there. CFO advised that there are some planning/landscape stipulations that Allstones will need to adhere to should they be relocated and it is hoped that the possible use of 'green technology' on their site could be introduced into their scheme to provide a positive dimension to the regeneration.</p> <p>DB asked that sufficient 'screening' be used if Allstones are relocated. CFO confirmed that the additional noise surveys recently conducted confirmed that levels are within legal limits.</p> <p>GS confirmed that Allstones have one last chance to advise of their requirements, but should not delay further in moving forward with one of the schemes. It is hoped that this will be put to the May Main Board Meeting for approval.</p>	
385/10	GHURC Ltd Fifth Annual Business Plan 2010-2016	
	<p>CFO outlined the report issued, specifically point 1.03 (3) and provide a PowerPoint presentation, key achievements for 2009/10:</p> <ul style="list-style-type: none"> • Gloucester Quays Designer Outlet Centre opened in May 2009 • Tall Ships Festival organised by Marketing Gloucester in May 2009 • Sainsbury's flagship superstore opened in June 2009 • Demolition and site clearance at Contract Chemicals commenced April 2009 • Waterways Museum 40% ahead of budget forecasts • Planning consent granted for Merchants Quay in August 2009 (Crest Nicholson) and Bakers Quay phase 1 in February 2010 (Bishops Family) • EIG's announcement on their proposed headquarters development at Southgate Moorings expected Spring 2010 	

- SWRDA confirmed its investment of £7.4m in the Economic Linkages with both contracts awarded and work progressing well on site. Artists appointed for major public art installations
- Blackfriars Masterplan approved and £9m 'cocktail' of funding secured for Phase 1 including the Language Immersion Centre
- Persimmons re-commenced work on their housing development at St Oswald's Park and good progress was made on the 'Care Village'
- Both Marketing Gloucester and Gloucester Works fully operational – contributing to the regeneration efforts
- Good progress made on bringing forward development at Greyfriars, Kings Quarter and Railway Triangle but many issues still to be resolved.
- HRH The Queen visited Gloucester on 23rd October 2009

In 2010/11 the Business Plan identifies a public sector funding requirement from Founder Partners of £10.77m, comprising of £0.25m from the HCA, £7.05m from SWRDA (subject to £5m spend ceiling), £2.95m from the County Council and £0.52m from the City Council. This will 'lever in' an estimated £28.7m of investment from the private sector and deliver 0.1 hectares of reclaimed land, 153 new jobs, 325 new homes and 2 restored listed buildings.

Major schemes on site during the year will include both sections of the economic linkages, (incorporating four new art installations), Merchants Quay, Blackfriars North Range (concert hall), Language Immersion Centre, residential development at St Oswald's Park, Contract Chemicals and along the Canal Corridor. In addition we anticipate appointing development partners for both the Kings Quarter and Blackfriars – Barbican site, during the year.

IK advised that the SWRDA spending commitments only related to the costs for funding the projects in Gloucester, if further investment is required to guarantee future revenue income for the Executive Team the SWRDA may be very sympathetic to any requests.

CFO thanked Gloucestershire First for the information supplied in Section 3 of the Business Plan.

IM feels that the Business Plan shows a great deal has been achieved and we now need to continue the momentum and the idea behind the 're-launch' of the URC is to highlight what has been achieved over the last 5 years and what is still to come.

CFO advised that Gloucester First are currently working, with Charles Landry, on a new brand for Gloucestershire and Marketing Gloucester are being invited to the discussions to link this with the brand for the City of Gloucester.

DB asked what affect the loss of the 'National' status of the Waterways Museum would have on the operations. CFO advised that this is to do with the cost of retaining the archives and discussions were ongoing to ensure that the documents are kept within Gloucestershire.

IM asked what the most worrying area in the programme was. CFO advised that this is the uncertainty of future funding (capital and revenue), followed by our ability to meet our housing targets due to the current economy.

MO thanked the Board for the contribution to Marketing Gloucester and also asked for DO to confirm that they are still able to be involved with discussions with Charles Landry. DO confirmed that this was ok.

MTW asked if the planning process, especially in relation to the section 106 agreement could be speeded up, the Contract Chemicals site in particular was delayed almost a year due to delays with the section 106. PS confirmed that this was down to 2 landowners disagreements and not the procedure for 106 agreement.

PF suggested that although the housing figures may be disappointing national house builders are now looking for sites in areas such as Gloucester. PS agreed that there is definitely house builder interest, but what is really important is that we make sure that we supply for the future and not yesterdays market, we need to be 'future proofing'.

MH advised that the section 106 money is for infrastructure support only i.e. roads, schools etc.

SP fully supports the priorities outlined in the Business Plan and can now begin to see the story being told.

AG asked how can we ensure that we are at the front of the queue for funding from Government after the May elections. IK replied that government agencies have had an incredibly strong steer not to make future plans. Both the RDA and the HCA will have to help the URC and its regeneration drive to become as self funding as possible and advised of the current discussions taking place with regards to the URC being supported with future revenue from the Southgate Moorings and Barbican car parks.

GS feels that we need to be seen to be successful, seen to be doing what we were funded to do and therefore agrees that the 're-launch' is essential.

AG asked if any provisional dates had been discussed for the re-launch, CFO advised that it was likely to be late October / November. JG advised that government would be in recess until October.

SPi advised that the Residents and Community Forum were very supportive of the suggested reserve on Alney Island, MS also confirmed support and felt that involving the residents with the proposals and also the work would be a positive idea. SPi and MS agreed to sit on a new steering group for Alney Island in conjunction with Sam Hoad, Community Engagement Manager.

SP asked for an update on the sharing of skills suggestion as part of the URC Succession Strategy. CFO advised that he has been looking at other URC's and their structures and many companies are expanding their role and offering project management support for adjacent areas. There may be an opportunity to offer URC support to other projects in Gloucestershire but much is dependent on the outcome of the Single Conversation.

SPI/MS/SH

	<p>MO thanked CFO for all his support and hoped that CFO and his team would stay to support Gloucester in completing its regeneration plans.</p> <p>GS closed the meeting by thanking CFO for a very useful Business Plan document and that we have much to look forward to in the coming year with the general election and 're-launch' of the URC.</p>	
386/10	Any Other Business	
	Nothing to report.	
	Future Meeting Dates:	
	<p>Friday 28th May 2010, 1pm (lunch), Gloucestershire College Friday 30th July 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>	