

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF BUSINESS FORUM MEETING

Venue: Cory Room, British Waterways Museum, Gloucester

Monday 21st September 2009

Present	Business Forum - Board Members	
	Michael Tallett-Williams (MTW) Chair	Peter Foyle (PF) Vice Chair
	Martin Seccombe (MS)	
Present	Panel Members	
	Ian Simpson (IS)	Peter Rust (PR)
	Chris Gabb (CG)	Sholto Thomas (ST)
	Chris Hayes (CH)	Geoff Day (GD)
	David Tate (DT)	Doreen Davies (DD) (standing in for Roger Hanbury)
GHURC	Chris Oldershaw (CO)	Ian Williams (IW)
	Paul Erskine (PE)	
Guests	EIG	

Refs.	Item Title	ACTION
173/09	Apologies	
	Tony Markey, Howard Francis, Fred Reed, Mark Owen, Paul Bolton, Phil Hanman, Paul Hopkins and Simon Baldwin have all sent their apologies.	
174/09	Declaration of Interest:	
	Sholto Thomas, Stagecoach - in reference to the Elmbridge proposals.	
175/09	Minutes of the Business Forum Meeting held 27th July 2009	
	171/09 (338/09) – ST referred to the point made regarding the budget for park and ride services. It was noted that the point referred to Stagecoach's budget. Otherwise agreed as an accurate record of the meeting.	
176/09	Matters arising from the minutes of previous meeting	
	CFO made reference to item 169/09 of the previous minutes, in relation to the £7.4million linkages improvements. He reported that the County Council have gone out to tender for public realm improvements for the Kimbrose Triangle area, and that SWRDA have invited tenders for improvements around Southgate Moorings, subject to final grant approval. It is anticipated that work on Kimbrose Triangle will start in late January, and that work on the Victoria Basin improvements can start in late October. CFO also reiterated the importance of minimising the impact of this work to businesses in Southgate Street.	
177/09	Feedback from the Board meeting 31st July 2009	
	IS updated the forum on the current situation with regards to EIG locating at	

	<p>Southgate Moorings.</p> <ul style="list-style-type: none"> • Good progress has been made in the discussions. • EIG have been hugely encouraged by SWRDA's desire to make this deal happen. • EIG are committed to making a decision by the end of October, and will present any decision to the November board. • There is a hurdle to overcome in sourcing funding from the property investment market, however, they are confident that this will happen. <p>CFO informed the forum that temporary signage is now in place in the docks, and that it is hoped that the permanent signs will be in place by late summer next year.</p> <p>CFO updated the forum on the Greyfriars consultation status.</p> <ul style="list-style-type: none"> • A 10 week consultation period has commenced for this scheme. • Linden Homes/Strides Treglown gave a successful presentation to the City Centre Community Partnership outlining the initial masterplan concepts. • Linden are presenting two options for consultation; one with the 1930s Gloscat building demolished and a diagonal route through the site, and the other with the building retained and the site retaining an orthogonal structure. • The City Council have stated that they would only sanction the demolition of the 1930s building if it was to be replaced by a building of higher architectural merit. • Linden are market testing the value of the 1930s building to ascertain it's true value. <p>CFO outlined the current position with regards to the Allstones site.</p> <ul style="list-style-type: none"> • Concern was raised at the board over the omission of the Allstones site from the Railway Triangle Masterplan, specifically from the City Council. • CFO met with Simon Ford 3 weeks ago to discuss various options for the Allstones site. • The preferred option is to move the company to a site at Javelin Park, and Simon Ford has gone away to conduct a feasibility study on locating to this site, which he will report back to the URC. • A backup option is to try to mitigate the impact of the Allstones depot on the Railway Triangle development. <p>CFO reported that the Elmbridge Major Scheme is now planned as a park and ride system, and that it has strong support from the URC board. He also reported that the proposal for a parkway station is still in question, but this proposal is currently hanging in the balance.</p> <p>IS asked CFO when the next Gloucester7 magazine was due to be published, and reported that it had been particularly well received at EIG, with requests for extra copies. CFO advised that the next issue would be published next year, and that he had received good feedback from this exercise generally. CFO also reported that over 3000 copies had been sent nationally to property professionals in order to attract interest in Gloucester's 'Magnificent Seven' programme areas.</p>	
178/09	Main Board Agenda Items	
	<p>345/09: Bakers Quay – Presentation of Masterplan</p> <p>IW presented the proposals for the Bakers Quay site, on behalf of Dick Bishop and BPL Architects.</p> <ul style="list-style-type: none"> • Dick Bishop is the major landowner of the Bakers Quay site, which lies north 	

	<p>of St. Ann Way and east of the Gloucester and Sharpness Canal.</p> <ul style="list-style-type: none"> • They were granted outline planning permission for the scheme as part of the Quays Masterplan relying heavily on residential uses, which was deemed as unsuitable for the current market. • The land area in question contains 3 listed buildings, and part of the site (block B19) is owned by Peel Holdings. This building is currently used as a site office for Peel, and it is suggested that the building on this site should be taller to fit in with it's context. • The aim of the new masterplan is to adjust the floor space uses to suit current market conditions. • BPL Architects have been appointed to complete a revised masterplan. • The masterplan has been adjusted, following the advice of the Design Review Panel, to realign the diagonal route through the site towards an orthogonal layout. • Some aspects of the new masterplan require the cooperation of adjacent land owners. • There is a question over four cottage buildings on High Orchard Street. English Heritage, Gloucester Civic Trust and Gloucester Society for Industrial Archaeology have indicated that they would like at least 2 of these cottages to be retained. • BPL Architects hope to submit the planning application for the masterplan scheme next week. <p>IS questioned whether the towpath walkway would continue from Bakers Quay and go underneath High Orchard Bridge and beyond this along the canal. IW advised that this is the case and that Peel have planning permission to extend the Peel Centre cinema complex towards the waterfront, which would include water facing leisure uses, including use of the towpath.</p> <p>IW advised that there was concern at the Design Review Panel, particularly from the chair Antonia Shield, that there was too much floorspace provision for leisure use within the masterplan. IW reported that it was difficult for the planning system to deal with this, and that it is important for the space to be as flexible as possible to cater for other possible uses. CFO advised that Franco Muccini had reported that 4 occupiers have been secured for the second phase of the Quays development, mainly leisure operators, and that the 'dwell time' of the Quays is something that they have been keen to address. IW also reported that the Bakers Quay masterplan included space for 12 to 16 leisure units.</p> <p>IS asked whether the leisure units would be geared towards evening uses, given the amount of existing and planned residential accommodation. CFO confirmed that 'better' restaurants are being looked at.</p> <p>CFO stated that the presentation was an important exercise for two reasons:</p> <ul style="list-style-type: none"> • It is an important development from the point of view of the URC. • Should the Bishops development not proceed it is likely that public pressure would be applied to the City Council to look at a CPO. <p>CFO agreed to email the development programme timescale to forum members.</p> <p>PF questioned whether market appraisal work has been conducted by the Bishops, with regards to market demand for leisure uses. CFO advised that Bishops are not prepared to release this information at this moment in time.</p>	<p>CFO</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------

346/09: Programme Performance Update

Greater Blackfriars: DCSF (Department for Children, Schools and Families) has agreed to extend required completion date for the Language Immersion Centre by 4 months. English Heritage have approved £500,000 'in principle' to support the Blackfriars development, with the RDA hoping to provide £800,000. However, it is likely that the leaseholder will not be the University of Gloucestershire as previously hoped, because of changes in funding priorities.

Gloucester Docks: Negotiations progressing well between SWRDA and EIG over their proposed headquarters development at Southgate Moorings.

Gloucester Quays: Eight new retailers attracted to the Designer Outlet Centre since its opening in May.

Canal Corridor: Proposed BID rejected by businesses in the Canal Corridor.

Greyfriars: Concept designs/layouts prepared by Linden Homes have been submitted for public consultation.

Kings Quarter: City Council agree to advance funding for design work and acquisition of the 'Golden Egg' subject to satisfactory 'comfort' letters from SWRDA and HCA.

Railway Triangle: Positive meeting with Allstones on 10th September.

Social & Economic Projects: Tenders invited for economic linkages works within Docks and Kimbrose Triangle/Southgate Street by SWRDA and County Council. Final grant approval expected October 2009.

Marketing Gloucester: Draft Business Plan submitted to Marketing Gloucester Board on 3rd September.

Public Art: Appointment of artists for Docks delayed due to lack of final funding approval from SWRDA

Community Engagement: Community Engagement programmes launched for Greyfriars and Blackfriars.

348/09: GHURC Business Plan 2009-2016

CFO reported that the reason for re-submitting the business plan was down to the uncertainty over SWRDA funding, which has now been finalised:

- £15million over 3 years was asked for by the URC, with £10million over 2 years granted.
- This includes £7.4million for linkage improvements.
- Funding also for Blackfriars masterplanning and land acquisitions.
- An allocation in year two for extra work in Kings Quarter.
- Funding for Barge Arm Bridge.
- There is significant funding from the HCA for the Railway Triangle, which they see as a flagship housing project.

	<p>350/09: Greater Railway Triangle Masterplan - update</p> <p>CFO reported that the URC are in conversation with Simon Ford, and will report back to the board in October with the result of these discussions.</p> <p>CFO also reported that there was talk of building a Waste Disposal Incinerator on the railway triangle, however, the County Council have said that it is unlikely that this is one of the sites that will be considered.</p>	
	<p>351/09: Greater Blackfriars Masterplan - Feedback</p> <p>CFO reported that over 50 responses had been received for the Blackfriars Masterplan Consultation, and that more than 80% of the responses agreed or strongly agreed with the proposals. CFO also reported that strong messages coming from the feedback so far were concerns over student housing and the social impact of this, car parking provision and general encouragement to get on with the scheme.</p> <p>CFO also reported that a hotel operator is still interested in locating on to the Barbican site, and are looking at opening a 4* hotel.</p>	
	<p>352/09: Canal Corridor Partnership – Proposed BID – Feedback</p> <p>In the absence of Fred Reed, CFO outlined the main reasons for the failure of the proposed BID.</p> <ul style="list-style-type: none"> • The impact of the recession on businesses involved. • An over-optimism over the level of support for the scheme. • Doubts over misinformation about the BID, possibly spread by opponents to the scheme. • The misunderstanding from members of the BID over the proposed costs to businesses. • The City Council's perceived lack of support for the scheme. • The doubts over 'value for money' of the scheme. • Attitudes over whether businesses should be paying rates on top of rates which they already pay, for improvements which should be included within these rates. <p>CFO did, however, state that the URC will still use the BID members as a major sounding board for URC proposals, particularly the Canal Corridor.</p>	
179/09	<p>Any other Business</p>	
	<p>No other business was raised.</p>	
180/09	<p>Future Meeting Dates:</p>	
	<p>Monday 23rd Nov. 2009, 6:00pm – Cory Room, British Waterways Museum</p>	

Author: Paul Erskine