

MINUTES OF RESIDENTS & COMMUNITY FORUM MEETING

Venue: GAVCA, 75-81 Eastgate Street Gloucester

Wednesday 26th May 2010

Present	Residents & Community - Board Members	
	David Bush (DB)	GHURC Board Member (Chair)
Present	Residents & Community Forum – Members and Observers	
	Mavis Wall (MW)	Mark Boyce (MB)
	Brenda Yearwood (BY)	Jenny Lapington (JL)
	Bryan Lyall (BL)	John Price (JP)
	Ian Ellis (IE)	Philip Lowery (PL)
	Barry Leach (BLe)	Hannah Gorf (HG)
GHURC	Chris Oldershaw (CO)	GHURC
	Martin Wallace (MWa)	GHURC
	Sam Hoad (SH)	GHURC
Guests	Ahmed Goga	Gloucestershire First (Gloucester Works)
	Jason Dunsford	Gloucestershire First (Gloucester Works)

Refs.	Item Title	ACTION
191/10	Apologies Sally Pickering, Adele Owen, Dennis Collins	
192/10	Declaration of Interest Ian Ellis - Docks and Kings Quarter.	
193/10	Minutes of the previous meeting held 24th March 2010 MWa asked for point 186/10 to be amended to read “.... 66% were contacted and encouraged to increase attendance to the required level”. BY asked for clarification over the intended purpose of the previously distributed information on the Language Immersion Centre. It was generally felt this information was sufficient at this stage.	
194/10	Matters Arising from the minutes All covered by agenda.	
195/10	Feedback from the Board Meeting 26th March 2010 DB advised that feedback from this forum in relation to the support and positivity of the reserve project for Alney Island was passed to the Board. SP and SH would represent this forum on the Steering Group for this project when established. PL asked what the current position is? CO advised that WWT Consortium will be submitting a proposal on initial concept designs. This document is expected by September, at which point the Steering Group will be established. If costs for this exceed £10k then a tender exercise must be carried out. PL felt that part of this land was contaminated and would have an effect on this project.	

	<p>BL advised this was Pool Meadow and not Alney Island therefore there should be no effect.</p> <p>CO clarified the Alney Island site by identifying the boundaries of Commercial Road adjacent to the Prison and the South West Bypass.</p> <p>DB advised it was the area on which the Barton Fair used to be held.</p> <p>CO stated that following a meeting with SWRDA, they have advised that approximately £22m of savings need to be made across the region this year, but they may still consider route 4 including a waterfront park and a new foot bridge in later years. Costs expected to be in the region of £3m.</p> <p>LDA (Landscape Design Associates) who worked up the original designs have been asked if this project could be phased. SWRDA will still have a capital budget. GHURC would like reserve projects ready to run if capital becomes available from other parts of the region.</p>	
<p>196/10</p>	<p>Main Board Agenda Items</p>	
	<p>395/10 Gloucester Works - Report</p> <p>Paper distributed at the meeting. Verbal update from AG on annual progress. A paper showing case studies was distributed. AG requested the support of forum members in reaching communities in the “greatest need”.</p> <p>IE asked what AG’s thoughts on future changes in this area were, e.g. Future Jobs Fund?</p> <p>AG advised that the Future Jobs Funds has now been withdrawn by the Government. This has caused frustration as this means the loss of 130 jobs already lined up. There are currently no details on what will replace this and this is not expected before the end of this year.</p> <p>MB asked what AG had meant when he said “some people have difficulties in attending interviews”?</p> <p>AG advised that there could be motivational issues, those that are long term unemployed, others may have mental health issues or issues with lack of confidence or lack of knowledge in how to approach an interview. Maybe caught in the ‘benefit trap’. It is currently a difficult and competitive environment for employment.</p> <p>JD said that the recently established ‘job hubs’ should help and linking with Children’s Centres who have an established relationship with the communities that they are trying to reach.</p> <p>AG stated that work had been done with SP on volunteering opportunities for unemployed.</p> <p>JP referred to point 6.2.1 of the report and advised that Gloucester Works use of the new Kingsholm Neighbourhood Partnership facilities needs further discussion.</p> <p>BL requested a further breakdown of figures relating to the individual wards within Westgate.</p> <p>391/10 GHURC Annual Report 2009/10</p> <p>CO advised that Councillor Mary Smith has stepped down from the main Board and this forum. All members of the forum extended their thanks to Mary for all her efforts. Cllr Jeremy Hilton will replace Mary Smith on the Board.</p> <p>CO explained that GHURC has access to two major sources of funding, RDA & HCA, £20m from each has been invested so far. A condition of HCA funding is the production of an annual report.</p> <p>The Chairman’s report points out that this has been the URC’s most successful year, largely due to projects such as the Designer Outlet Centre,</p>	

Sainsburys and Travelodge opening during this period. Also during the year the SWRDA awarded GHURC been £10m of public sector funding with £5.6m spent by year end. Also during this period was the announcement of £5 million for the Language Immersion Centre and land acquisitions within the Blackfriars area.

The current areas of risk in terms of funding are the tenders for improvements to the North and East range of Blackfriars Priory.

PL asked what the timescales for the Priory improvements are?

CO explained that decisions should be made regarding funding in the next couple of months. It is not known how the region as a whole is effected by proposed cuts.

BL asked what the funding costs to the Priory are?

CO stated that the original was for approximately £800,000, of which around 75% would be contributed by the RDA. Any delays on this project could effect the site as a whole including how the Language Immersion Centre works with surrounding buildings.

Overall the annual reports shows a positive outlook, including £378m of private investment and just under 1000 jobs created (full time equivalents). The Chief Executive part of the report shows the headline figures. It is important now to maintain the momentum of the regeneration. The report also shows a summary outlining the changes that have taken place and the team budget which have now been signed off by the Accountants.

MB pointed out that the Elmbridge Transport Scheme was included within the report and felt disappointed that no consultation had taken place with regards to this, especially considering the strength of feeling of forum members in relation to this subject.

CO to check what consultation has taken place.

CO

392/10 Programme Performance Update

CO highlighted some areas of the report:

Blackfriars - Fielden Clegg Bradley are finalising a planning application for the Fleece Hotel based on mixed uses. As this is a grade 1 listed building this is for the purpose of establishing the flexibility of use and adaptation of the buildings to prepare to take the site out to the market.

Linkages - progressing well with a slight delay on the County Council part of the project.

Docks - linkages and demolition of the Merchants Quay building underway. Awaiting confirmation from EIG on the proposed relocation to Southgate Moorings, they are currently in detailed negotiations which should be finalised in June. They are looking to increase their original requirements to 100,000 sq ft. This is thought to be the first major office development in the city in approximately 25 years.

DB felt that the quality and design of the building would be very important. CO agreed that EIG would be looking for a stunning and contemporary building that fits in with its surroundings. Plans will be brought to the forum when the project reaches that stage.

Quays - currently negotiating with 4 new retailers.

IE asked if this included restaurants?

CO Understood that the 4 didn't include any restaurants. Restaurants are important to increase the dwell time in the area.

Greyfriars - a presentation on FCB proposals was given at the last Steering Group meeting. Designs included more town houses and less apartments, better quality and good use of the green space.

BLE agreed designs were shaping up well with a different make-up than the original plans including tenure, layout and a sympathetic approach to various aspects including backing onto Parliament Street, parking etc Many of the issues raised as part of the consultation process have been addressed. CO stated that Linden Homes are taking a hard line on the 1930's building and the Dawn Redwood tree in that the designs will include their demolition/removal, but there maybe flexibility in retaining the green space at the front of the site.

Kings Quarter - the City Council is in the final stages of negotiations with a Development Partner, with an announcement due in June. Funding is available for the removal of the Golden Egg building and this should take place in the current year.

Railway Triangle - there will be a full update to the Board on 28th May, following which there will be greater clarity over future plans.

Gloucester Works - AG had already provided a report and verbal update. CO shared BLE's concerns over more detail on the information provided.

BLE commented that many of the Quays jobs are part time.

PL felt it had been difficult to respond to AG following his update as the report had only just been circulated, but the costs seem high in relation to jobs created.

IE commented that many of the reported jobs created are Future Jobs Fund vacancies which only last 6 months, therefore details over how many relate to this should be established.

Business Champions - this scheme seems to have taken off with currently 25 companies already signed up.

MW asked if there were any colours incorporated in the new Merchants Quay proposals?

CO stated the material being used is predominantly brick and timber.

MW asked if previous discussions held in this forum concerning the proposed EIG building and vistas through from Southgate Street to the Docks would be taken into account in the design?

CO confirmed this remains part of the design brief.

MW asked if the Elmbridge Transport Scheme would go ahead without the Parkway station.

DB confirmed the 2 projects are separate and that only the Integrated Transport Scheme has been confirmed.

394/10 Gloucester Waterways Museum – Report

Roger Hanbury from the museum was unable to attend this meeting. MWa was requested to invite Roger to the next Forum meeting.

CO advised that progress has been made at the museum with the help of volunteers and that reported takings are up.

MWa

398/10 Kimbrose Square Public Art – Report

CO stated that original plans have been reworked to take into account security and maintenance issues. There has been a generally positive response to the proposals and models will be available for viewing at URC offices shortly.

DB felt that the lighting of the artworks would be important.

CO agreed, with attention to the view from under the tower. The plinth on the artwall is felt not to be appropriate and the artist has been requested to rework this. The tower will be 18m tall.

BLE asked if the other proposed aspects of the public realm such as the

benches will impact on the look of the art work?
 DB felt the area is transforming into the planned square that is intended.
 CO stated that as well as the 2 sets of remains that have been found there is also a well.
 PL asked what material would be used for the art work?
 CO – galvanised steel
 BLe pointed out that as part of the public event comments were raised about there being some recognition on the site to the South Gate of the city.
 CO to raise this with Ian Williams.
 CO asked if the forum gave it's broad support to the designs. This was confirmed.

CO

393/10 HCA Single Conversation

Verbal update by CO, Nigel Riglar from the County Council will be presenting to the Board 28th May. CO explained that there would be a new system of allocating funding with more emphasis on the local authorities. This would be led by the County Council in conjunction with the 6 districts. GHURC are feeding into this process from Gloucester's perspective and have asked that priority consideration be given to the following projects, Greyfriars, Railway Triangle, Blackfriars and Kings Quarter.

PL asked if the original designs for Kings Square would remain part of the project?

CO advised that this is unlikely but it is hoped the new developer will appoint the same landscape architects as part of the scheme.

MW asked if additional funding could be found would Kings Quarter be placed higher on the list of priorities?

CO explained that the priorities were set by the local authority/HCA not the URC. Funding will follow a different system now and Gloucester will be competing with other areas of the county.

DB reinforced the need to understand that funding allocation will be different. BLe confirmed that despite others priorities, the communities priority remains the development of Kings Square.

MW said she had read an article where Paul James was quoted as saying that Gloucester residents will not accept regeneration until Kings Square is redeveloped.

CO stated that the hope is that this area will be redeveloped without the requirement for HCA funding.

MB advised that Debenhams is due to be refurbished next year.

PL asked what the original costings for Kings Square were?

CO advised £4m split between partners and also that this development is likely to take another 4 years to complete.

396/10 Blackfriars Programme Update

CO advised that meetings have been held with English Heritage over the possible usage of nos. 11 & 17 Ladybellegate Street. This is along the lines of performing art and creative and cultural industries to link in with the North range. An interface study has been carried out by FCB as to the best uses for the area.

BL asked if there would still be access to the upper floor of the South range from the Language Immersion Centre?

CO stated that English Heritage were considering installing a lift to improve access.

BLe asked what availability there would be for community use?

	<p>CO advised that Richard Owen had carried out a study of interested and appropriate organisations in the city, also pointing out that if there was excessive demand, there was the possibility of use of 23-29 Commercial Road for similar uses. CO suggested BLe make contact with Richard Owen regarding this.</p> <p>PL felt that 'sharing' facilities can sometimes be awkward. CO advised that there would be managing agents appointed.</p> <p>400/10 Monitoring GHURC's 'Heritage Impact' CO explained the purpose of the Heritage Impact Monitoring group chaired by Jan Wills from the County Council, established as a result of the Alan Baxter report. There has also been established a community engagement with heritage strategy and sub-group. Lisa Donel from the City Council has recently led a very successful community project in relation to the Clutch Clinic. It is hoped more work along these lines can take place as part of the Greyfriars development. There will be an externally facilitated progress review on this subject.</p> <p>BY asked where comments on the distributed report should be directed? CO advised either Richard Owen at the URC or Jan Wills at the County Council.</p>	<p>BLe</p>
<p>197/10</p>	<p>Any Other Business</p>	
	<p>DB advised on proposed changes to take place at Gloucester Railway station in a phased approach to include new toilets on platform 4, updating the waiting room on platform 1 and improvements to the entrance. A lift to platform 4 is scheduled for 2011 along with a new bridge (still with no cover, unless alternative funding can be found). £700k is due to be spent this year starting June. Network Rail are funding this via First Great Western.</p> <p>MW asked who initiated the project for the volunteers on the Clutch Clinic with Lisa Donel? CO advised that the URC had led on this but it was funded by SWRDA. The Video Diary project captured footage of this project which can be brought along to the next meeting.</p>	<p>MWa</p>
	<p>Dates of Future Meetings</p>	
	<p>Wednesday 28th July 2010 – 5.30PM – GAVCA, 75/81 Eastgate Street</p>	

Author: Sam Hoad