

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC BOARD MEETING

The Cory Room, National Waterways Museum

Thursday 25th June 2009 at 10.00am

Present:	(DB)	David Bush	(MP)	Bishop Michael
	(PF)	Peter Foyle	(SPi)	Sally Pickering
	(AG)	Andrew Gravells	(MS)	Martin Seccombe
	(PJ)	Paul James	(GS)	Greg Smith
	(IJ)	Ian Jarvis	(MS)	Mary Smith
	(IK)	Ian Knight	(MTW)	Michael Tallett-Williams
	(FM)	Franco Muccini	(WWC)	Will Windsor-Clive
	(MO)	Mark Owen		
Observers:				
	(CFO)	Chris Oldershaw	(PS)	Philip Staddon
	(NG)	Nicky Godding	(MT)	Mike Tilt
	(RO)	Richard Owen	(MTh)	Mick Thorpe
	(NR)	Nigel Riglar	(JW)	Julian Wain
Minutes:				
	(LG)	Liz Gissane		

320/09	Apologies	Action
	<u>Board Members:</u> Maggie Bolt Sally Pearson Chris Foley Antonia Shields David Owen David Warburton Ian Mean	<u>Observers:</u> Andrew Vines
321/09	Declarations of Interest	
	Mark Owen Allstones, Railway Triangle Bishop Michael University of Gloucestershire Peter Foyle Ecclesiastical Mary Smith Planning Committee Ian Jarvis Gloucester Quays, Bakers Quay Franco Muccini Gloucester Quays Ian Knight SWRDA	
322/09	Minutes of the previous Board Meeting on 27 March 2009 and Minutes of the Special Board Meeting on 24 April 2009	
	Bishop Michael noted that he was present at the Special Board Meeting on 24 April 2009 and asked that the minutes be amended to reflect this. Otherwise the minutes of the meetings on 27 March 2009 and 24 April 2009 were agreed as true and accurate records of the meetings.	
323/09	Matters Arising	
	There were no matters arising not addressed on the agenda.	

324/09	Bakers Quay Presentation	
	<p>Bob Beswick (BB) and Dick Bishop (DBi) were introduced to the meeting and BB made a presentation to the Board on the latest proposals for Bakers Quay. The plans are still work in progress though the drawings have been sent to the planners. BB confirmed he is still waiting for a response from English Heritage.</p> <p>PS confirmed that the City Council has responded to BB separately. He noted that there have been several variations to the original plans which were submitted. For the right scheme, the council would be happy to consider such an amount of variations. He commented that there was an amount of employment floor space which was over and above that in the original application but that he is pleased to continue the dialogue.</p> <p>CFO advised that the members of the Design Review Panel have made positive comments about the current proposals. He was interested to know whether DBi was considering embarking on the development in a partnership. DBi responded that work could start as soon as the highway work had been completed by Peel and that finances are in place for the first block of development, which his company would deliver independently.</p> <p>ACTION: CFO to procure a development timetable for the Bakers Quays development from D Bishop for submission at the July Board meeting.</p> <p>AG asked for clarification of the realignment of the road. DBi confirmed that the Bishops would be meeting the costs and carrying out the work. The aim is to move Merchants Road into private hands just as High Orchard Street has been.</p> <p>PF expressed concern over car parking arrangements. These concerns were echoed by WWC. BB confirmed that the scheme made use of 300 spaces already built in the Gloucester Quays development plus parking in B20 and B21 at a later date.</p> <p>IJ commented that Gloucester Quays welcomes the plans and looks forward to the development of the area.</p> <p>IK welcomed the news and the development proposals but sensed hesitancy on the part of the Bishops in terms of finalising the Masterplan. He stressed the importance of finalising the Masterplan of the whole holding and encouraged the completion of the bigger picture.</p> <p>DBi agreed to come back to the Board at the meeting in September to present a more detailed Masterplan including links with the Quays development. DBi suggested a walk around the site which was well received.</p> <p>B Beswick and D Bishop left the meeting.</p> <p>GS expressed concern about progressing much further without a complete Masterplan and would like to see leisure space being developed on the canal front as part of the whole plan.</p>	<p>CFO</p> <p>JM</p>

	<p>FM was concerned that the quality and style of finishes of the Bakers Quays development matched the development surrounding it. MTh noted that English Heritage are concerned with plans to gut the internals of some of the buildings.</p> <p>IK offered a note of caution in that although Peel and British Waterways have taken a pioneering step and have outline planning consent for the land including that owned by the Bishops, it does not give control over the Bishops' land.</p> <p>Recommendations: The report and presentation were welcomed and it was also agreed that the Development Team for Bakers Quay present a development timetable for discussion at the July Board and an overall Masterplan for the wider site at the September Main Board meeting.</p>	
325/09	Performance Update	
	CFO outlined the previously circulated report.	
	<p>Greater Blackfriars CFO added that English Heritage are prepared to invest £200k initially with a further £200k to support the Blackfriars proposal.</p>	
	<p>Gloucester Docks CFO added that the Crest application for Merchants Quay comprises 48 flats and approximately 7,500 square feet of retail/leisure. IJ expressed concern over car parking and PS confirmed it was not included in the application.</p> <p>CFO confirmed that directional signing to/from the Quays will be in place in the next couple of weeks.</p>	
	<p>Gloucester Quays FM added that Hawes and Curtis opened in the Quays today. Helly Hanson has opened since the launch of the centre. The White Company and Osprey are scheduled to open in the second week of July; Lakeland Leather at the end of July; Quba Sails and Home Bedding will open next week along with Calvin Klein. FM is still targeting to deliver three or four restaurants before the start of the Christmas shopping period.</p> <p>FM commented that whilst they are not counting footfall, he would estimate that they average 1000 per day during the week and 2000 – 2500 on a Saturday using the car park. He believed this only accounted for 40% of the visitors to the centre.</p> <p>MO noted that there had been a significant increase in footfall in the City. The Mall saw a 40% increase in footfall on the first Friday of the centre opening. PJ echoed that the Council had seen an increase in council parking. IJ noted that parking income at the Docks had increased by 30%. SP notice that the cycle racks always seem to be full at the centre and requested more!</p>	

	<p>Greyfriars Linden Homes have been asked to present to the Board at the meeting in July.</p>	
	<p>Kings Quarter CFO anticipates that the Councils developers will be in place by December 2009.</p>	
	<p>Social and Economic Projects CFO confirmed that he hoped to get Ahmed Goga to give an update at the September Board meeting. IK noted that Gloucestershire has been hit hard by the economic recession and has seen unemployment rise more than in other counties. However, Gloucester seems to be bucking the trend which can only be accounted for by the impact of the Quays. FM reported however that stores are reporting that they are struggling to recruit managers.</p>	
	<p>Marketing Gloucester AG commented that the Tall Ships weekend was an excellent success. MO estimated that the City had over 75,000 visitors over the three days and thanked the Council and other partners for their involvement and support. MO announced that the Economic Development unit at Gloucester City Council have secured a grant of £37k to produce an incubation project with Marketing Gloucester. Future events planned include the summer festival (including the carnival). The City has asked that the Christmas lights period is extended. The window campaign has been a success and looks to be copied by Cheltenham.</p>	
	<p>Canal Corridor PJ confirmed that the Business Improvement District ballot will be held on 06 August 2009.</p>	
326/09	<p>Greater Railway Triangle</p>	
	<p>Mark Owen left the meeting for this item.</p> <p>Sandra Roebuck (SR) from EDAW, representatives from GVA Grimley and Alan Baxter Associates made a presentation to the Board and tabled hard copy reports to attendees.</p> <p>Allstones have confirmed that they do not want to be part of the Masterplan process at the moment and have been excluded from it although the plan is such that if the land becomes available it could be incorporated at a later date.</p> <p>Also excluded are Pickfords and the Nursery - though should they relocate in the future, the land can be incorporated into future plans.</p> <p>The following concerns and responses were raised in the discussion which followed the presentation: -</p>	

	<p>Current residents complain of the noise and air pollution near Allstones. This would presumably be the same or worse locating homes near to the railway and Allstones. <i>SR confirmed that environmental studies have been carried out and concluded that noise and air quality levels are within accepted tolerances. The development has focused on orienting housing at the centre of the site increasing the distance between the railway line and the actual homes and the use of a number of buffers.</i></p> <p>Concerns were raised about the contaminated land. <i>SR noted that measures such as capping and the use of top soil have been factored into the “abnormal costs” of development.</i></p> <p>Members also expressed concern about the funding gap. The GHURC would be looking to the HCA to fund most of the gap. AG would like to see HCA commitment sooner rather than later. CFO confirmed that a number of meetings have been held with HCA, who have encouraged further, more detailed work.</p> <p>There was some discussion on the impact of the scheme on an already congested Metz Way. <i>There is a proposal to downgrade the area to 30mph at Great Western Road. The impact study undertaken revealed an acceptable impact.</i></p> <p>There were a number of comments that the proposed development lacks a “wow” factor. <i>SR believes that the proposed scheme is an exemplar in terms of housing schemes; there is an exciting bridge structure and the whole development is of high enough quality to provide the “wow factor”.</i> SP referred to the hugely impressive housing scheme at Malmo in Sweden and added that the cycle and pedestrian bridges can provide “wow” in themselves.</p> <p>When questioned on affordable housing, <i>SR confirmed an assumed 25% which would be delivered in the early part of the project.</i></p> <p>CFO asked for comments from the Board by 20 July for final debate on 31 July 2009.</p> <p>Recommendations: The presented draft final Masterplan was noted. CFO asked for comments from the Board by 20 July for final debate and endorsement at the Main Board Meeting on the 31 July, following the consideration of final proposals at the Railway Triangle Steering Groups meeting on the 16 July</p>	
327/09	Annual Report	
	<p>Mark Owen rejoined the meeting.</p> <p>CFO outlined the report. There were no issues raised.</p> <p>Recommendations: The report was noted and approved for submission to the HCA.</p>	

328/09	SWRDA	
	<p>CFO noted that the amount of funding recently confirmed from SWRDA should be viewed not as an allocation but rather a ceiling to deliver projects within £5m this year and £5m next year.</p> <p>IK noted that recent funding cuts have affected other major projects in the County and Gloucester has remained relatively unscathed. There is now a pressure to spend the £5m before 31 March 2010; the damage to SWRDA if GHURC under spends will be major. IK is keen to ensure that there are no blockages to future work and that there is a clear assessment of future projects.</p> <p>Public realm projects are generally seen as delivering a poor return; other local projects have been cancelled and partners have been let down. However SWRDA can see the arguments for the linkages projects in Gloucester. Unfortunately BERR are not convinced and have still not given formal approval to SWDRA to take the project forward. A formal response is expected in the next few days.</p> <p>GS thanked IK for his continued support in fighting for funds for Gloucester and highlighted the crucial role played by Parmjit Dhanda MP. His thanks were echoed by the Board.</p> <p>Recommendations: The report was noted.</p>	
329/09	Heritage Impact Monitoring Group & Community Engagement	
	<p>A report put together by Alan Baxter & Associates recommended the setting up of a Heritage Impact Monitoring Group. Representatives of the City and County Council the URC and from local and National Heritage groups consider projects and set criteria to judge the performance of the GHURC. The group will report annually.</p> <p>Recommendations: The Board agreed with the establishment of the Heritage Impact Monitoring Group and noted the monitoring criteria and also agreed the proposals to bring forward action plans for each of the Magnificent seven areas dealing with the engagement of the community with the heritage of each area.</p>	
330/09	Marketing Activities Update	
	<p>CFO noted report 330/09 outlining marketing activities had been circulated for information prior to the meeting.</p> <p>Recommendations: The report was noted.</p>	
331/09	AOB	
	There was no other business.	

	Future Meeting Dates:	
	13:30 Friday 31 July 2009, Cory Rooms, Waterways Museum 13:30 Friday 25 September, Cory Rooms, Waterways Museum	