

GLOUCESTER HERITAGE URBAN REGENERATION COMPANY LTD

MINUTES OF GHURC BOARD MEETING

The Cory Room, National Waterways Museum

Friday 25th September 2009, 1.30pm

Present:	(IM)	Ian Mean (Chair)	(IK)	Ian Knight
	(PF)	Peter Foyle	(FM)	Franco Muccini
	(DB)	David Bush	(DO)	David Owen
	(PJ)	Paul James	(MS)	Martin Seccombe
	(IJ)	Ian Jarvis	(MTW)	Michael Tallett-Williams
	(CH)	Chris Hallam	(AS)	Antonia Shield
	(MW)	Mark Hawthorne	(SP)	Sally Pearson
	(SPi)	Sally Pickering	(MS)	Mary Smith
	(DW)	David Warburton		
Observers:				
	(CFO)	Chris Oldershaw	(MT)	Mike Tilt
	(NG)	Nicky Godding	(MTh)	Mick Thorpe
	(RO)	Richard Owen	(GM)	Greg Morgan
	(ST)	Stuart Tarr	(NR)	Nigel Rigler
	(PS)	Philip Staddon	(JW)	Julian Wain
	(SE)	Simon Excell	(NC)	Nick Croft
	(MW)	Martin Wallace	(SH)	Sam Hoad
	(PE)	Paul Erskine		
Minutes:				
	(JM)	Jo May		

341/09	Apologies	Action
	<p><u>Board Members:</u> Greg Smith Andrew Gravells Michael Perham Chris Foley Mark Owen Maggie Bolt</p>	<p><u>Observers:</u> Andrew Vines</p>
342/09	Declarations of Interest	
	<p>Peter Foyle Ecclesiastical Mary Smith Planning Committee Ian Jarvis Gloucester Quays, Bakers Quay Antonia Shield Allstones, Railway Triangle Sally Pearson Railway Triangle</p>	
343/09	Minutes of the previous Board Meeting on 31st July 2009	
	The minutes of the previous meeting were agreed as a true and accurate record of the meeting.	
344/09	Matters Arising	
	Any matters arising are covered in the main agenda.	
345/09	Bakers Quay – Update and presentation of draft Masterplan by BPL Architecture	
	CFO briefly outlined the submitted report.	

	<p>Bob Beswick advised that the scheme will be submitted for planning during next week. Bob Beswick highlighted the issue with regards to the four cottages on the site. These cottages were not listed buildings in their own right but are “listed by association”. A compromise had been reached with English Heritage over the number of cottages that were to remain; this had been agreed at 2.</p> <p>AS asked what the planning application will show for the number of cottages – this was confirmed as 2. SPi confirmed that the Residents and Community forum were happy with the suggested 2 cottages remaining.</p> <p>SPi asked if there was office space in the development. The development is currently – ground floor leisure, and top floor offices which will link to the adjoining building which is also office space</p> <p>DB wondered if there was a chance of having the buildings surrounded with advertising boards until a formal decision was made. Dick Bishop advised that once the planning application was approved all the identified buildings would be demolished.</p> <p>CFO asked what was happening with the Peel House building which was a prominent corner site. He hoped that the Bishops and Gloucester Quays LLP could jointly agree a way forward to secure a comprehensive development. IJ indicated that he was prepared to discuss options with the Bishops but that it was currently identified as a site for a new piece of public art.</p> <p>PS acknowledged that progress has been made with the project and will be delighted to receive the planning application and start to get the project underway.</p> <p>Recommendations: The report was noted.</p>	
346/09	Programme Performance Update	
	<p>IM asked that Board Members read the Programme Performance Update document in full – it shows how much work is actually progressing.</p> <p>Blackfriars CFO opened by advising that the government (DCSF) had verbally granted an extension of time to the language centre project. SWRDA have appointed Cotswold Archaeology to undertake exploratory works on site, and English Heritage are now prepared to allocate up to £500,000 to the overall project. However the University was now not prepared to offer any revenue support to the scheme, and have indicated their preferred option is the Oxstalls site. CFO suggested that a high level meeting chaired by the County should be held within the next 2 weeks to seek to resolve the revenue issue.</p> <p>IK felt this was a very fair update, but wished to be more frank. The RDA had allocated £2.9M to the Blackfriars scheme, and the language centre was</p>	

a key component of that. The University had pulled out at the last possible minute, and he was also struggling to understand how the County had got into this position without a well worked through business plan being in place. Both the RDA investment and the £5m from the DCSF are at risk. IK was also struggling with the fact that no local partner was prepared to take any responsibility for delivering the project.

IM thought the idea of the development going to Oxstalls was totally unacceptable.

At this point Mark Hawthorn walked in and set out the County Council's position. He emphasized that the County had seen their position as enabler. He was disappointed the University had pulled out at such a late stage; his initial view was that the County schools could not carry the costs, and the County would not be able to step in. MH felt therefore that we should look to seek other parties.

MS asked about GCHQ position.

IM confirmed the view that the University had no money. IM advised that since GS was not here Gloucestershire Colleges position was not known, but they should be pursued quickly.

IK said that he understood that the projection was that we were talking about a £100-200K operating loss over the first two years, and implied that he thought it was mad that this level of expenditure was putting at risk an investment of £5-8 m capital. The RDA would give the site free and he wanted to know what other players would bring to the scheme.

Stuart Tarr (Govt office, SW) suggested that we should now tender out the development opportunity: UWE was suggested as the probable target, and DO thought they would be keen.

It was agreed that MH would set up a meeting to discuss the revenue side, that DO would contact UWE, and that Julian Wain would contact GCHQ.

JW offered the use of contacts in the Midlands, but would want a viable business plan.

IK repeated that the SWRDA investment group had allocated cash for Blackfriars, subject to Board approval. IK read out a paragraph of the University letter and suggested that a letter should go back to the Uni on behalf of the Board saying 1) extremely disappointed, 2) totally unacceptable suggesting move to Oxstalls, and 3) County Council and RDA are firmly committed to making it happen at Blackfriars. Agreed by the Board.

IM finished by saying that the credibility of the URC would be threatened if we handed the money back.

ACTIONS:

- 1. High level meeting to be convened next week with Jo Davidson. MH to take the lead, to include representatives from RDA, URC and County Council**
- 2. DO to contact UWE Bristol**
- 3. Julian Wain to contact GCHQ regarding possible funding for the**

	<p>centre.</p> <p>4. Letter to University of Gloucestershire to be drafted expressing concern over their withdrawal from Blackfriars generally and their comments on the merits of Ostalls vs Blackfriars.</p> <p>Quays FM advised that 3-5 more retailers will be open at the end of next month. Food quarter still not completed - construction work should be completed by the end of October. 2 food outlets due to open by Christmas and a further 3 by March 2010.</p> <p>Linkages Works will be on site by November 2009. IK thanked the County Council for their support.</p>	
347/09	Approval of Company Accounts 2008/09	
	<p>CFO outlined the submitted report. No issues were raised.</p> <p>Recommendations: The report was noted and the audited accounts from Hazlewoods approved for submission to Companies House.</p>	JM
348/09	Completing Gloucester's Renaissance – Revised GHURC Fourth Annual Business Plan 2009-2016	
	<p>CFO advised that amendments had been made due to the changes with the SWRDA funding allocation and increased allocations by the HCA, particularly for the Railway Triangle.</p> <p>MH asked for the Board to note that the County Council has no plans to progress with the Parkway project.</p> <p>Recommendations: The revised GHURC Fourth Annual Business Plan 2009-2016 was approved.</p>	
349/09	GHURC Company Directorships	
	<p>Company Directors currently serve a 3 year term which is then reviewed on key criteria such as attendance and their contribution at meetings. A meeting was held on the 18th August to review Greg Smith, Ian Mean, Chris Hallam, Ian Jarvis, Sally Pickering and Peter Foyle's contribution to the URC Board. All 6 directors were unanimously supported for a further term of three years.</p> <p>It was also recommended that Peter Foyle be appointed to replace Bernadettes Hartley's position on the Executive Board.</p> <p>With a gap in the skills sector of the Main Board it was recommended that both Parmjit Dhanda and Julie Girling be invited to join the Board increasing the size to 26.</p> <p>Concern was raised as to the availability of PD and JG to attend regular meetings and MTW asked for clarification as to why PD had stepped down</p>	

	<p>from the Board previously. CFO advised that this had been due to his junior ministerial position and political conflicts of interest.</p> <p>Recommendations: It was agreed that the 6 directorships reviewed at the meeting in August be renewed for a further 3 years. That the URC Board be increased to 26, inviting both Parmjit Dhanda and Julie Girling MEP to join the Main Board. Peter Foyle's appointment to the Executive Board was also approved.</p>	
350/09	Greater Railway Triangle Masterplan – update CONFIDENTIAL	
	<p>The confidential report was issued.</p> <p>Recommendations: The amendments set out in paragraphs 1.03 and 1.04 were endorsed for inclusion in the Final Masterplan and a further report will be submitted to the Executive Board on the proposed delivery and phasing arrangements. Any further amendments to the Masterplan recommended by the Executive Board reflecting the outcome of the discussions with Allstones shall be reported for the Boards future endorsement.</p>	
351/09	Greater Blackfriars Masterplan – Feedback	
	<p>60 positive responses had been received.</p> <p>Some common themes can be discerned in the comments made by respondents:</p> <ul style="list-style-type: none"> • Strong support for the opening up of the Blackfriars Priory • Strong support for the scheme as a whole • Some concern about the proposal for a new car park: was it needed, particularly since the city had Park and Ride sites, and that it should not be an eyesore. • Strong support for improving the linkage between the Docks and the cathedral • Nervousness about more residential flats in the area, based on experience in the Docks, and especially if they were student accommodation. • Strong support for the development of a hotel. • That we should get on with the development! <p>The main comments had been regarding the Car Park and CFO advised that this was being looked into with the possible extra deck at Alney Island and Castle Meads and a possible new multi storey car park at the bottom of Westgate Street.</p> <p>Recommendations: The Board agreed to note the comments made and delegate authority to the Executive Board to make any minor amendments to the Masterplan as necessary.</p>	

352/09	Canal Corridor: Outcome of Business Improvement District Vote	
	<p>CFO advised that the BID had been unsuccessful.</p> <p>DO thanked RO for a very accurate report; DO felt that the unsuccessful outcome was largely due to bad timing. The NO campaign had been very good. The Canal Corridor Partnership shadow board want to get both sides together to discuss ways forward, including continuing to act as the 'sounding board' for the URC in the Canal Corridor area.</p> <p>SP concerned that £70,000 was invested in this project, and we need to learn more about the way we influence people, ensure they understand what they are voting for.</p> <p>Recommendations The report was noted.</p>	
353/09	Marketing Activities Update Report	
	<p>No action.</p> <p>Recommendations: The report was noted</p>	
354/09	Any Other Business	
	<p>MS asked FM what the delay was on the signage around the Docks. FM was unaware of anything outstanding. MS to clarify and to contact FM.</p> <p>MS also asked what was happening with the bus usage in Llanthony Road. FM advised that negotiations were underway and it was possible that the buses would run before the start of the college day and again at the end of the college day, and not at weekends.</p> <p>CH – hearing the comments today and those made at the Informal Board meeting he asked to what extent is the Executive Board seeking alternative funding arrangements. Also we could see similar scenarios to the University with the economic climate, what plans are we putting in place.</p> <p>MH expressed that what is happening is not unique to Gloucester. We have some very good projects. We need to review these projects and set realistic targets to ensure they can be delivered in the next 5 years.</p>	MS
	Future Meeting Dates:	
	<p>13:30 Friday 27 November, Cory Rooms, Waterways Museum</p> <p>2010 Meeting schedule to be issued prior to the November meeting</p>	