

MINUTES OF CHEADLE TOWNS FUND BOARD MEETING

Date	13 th November 2025	
Venue	MS Teams	
Present	<p>Board Members</p> <p>Brian Bradley - Chair, Director, IN Accountancy Matthew Worman - Head of Rail, TfGM Tom Morrison MP - Member of Parliament, Cheadle ward Sharon Seville - President, GM Chamber (Stockport) Paul Richards - Deputy Chief Executive, SMBC</p> <p>Observers / Presenters</p> <p>Laura Green - Head of Development & Regeneration, SMBC Matt Jones - Head of Capital Delivery, SMBC Christopher Palmiotto - Programme Support Manager, DfT Paul Batho - Development Manager, SMBC Erika Siemaszko - Capital Delivery officer, SMBC</p>	
Apologies	<p>Simon Elliott - Network Director - Rail, TfGM Cllr. David Meller - Cheadle East & Cheadle Hulme North Cllr Robert Botwright - Procurement Director, Circle Health Phillip Gould-Bourn - Cheadle Village Partnership Jesse Garrick - Cities & Local Growth Unit, BEIS & DLUHC</p>	
	Item	Actions
1.	Welcome and Introductions	
	Introductions and apologies received.	
2.	Conflicts of Interest and Declarations Register	
	No conflicts were declared by those present.	
2.	Actions from Last Meeting / Board Matters	
	<p>Member profiles added to Town Fund Website; resolved.</p> <p>GP representative left Towns Fund board, 1 vacancy available. Board to recommend new member following advice on Board Governance.</p> <p>GMCA representative (Simon Noakes) needs to be replaced. LG is working with GMCA to identify a suitable replacement.</p>	<p>BB/ES</p> <p>LG</p>
3A.	Eco Business Park Project Update: Paul Batho, SMBC	

	<p>The board were informed that there has been good progress reported since last meeting.</p> <ul style="list-style-type: none"> • Pre-commencement planning conditions completed and discharged. • Initial project/client risks have been closed out. • Demolished 90% complete and Telecoms mast removed. • No increase in the anti-social behaviour. • Art Deco features retained. Space will be found to preserve heritage. • Procurement of main build contractor to conclude soon. • Site start date: Early 2026 with 12 months build period (subject to contractor programme) <p>Questions Raised:</p> <ul style="list-style-type: none"> • Pre-let Agreements: Not in place yet; marketing will start once construction begins. Research indicates strong business interest, especially for sustainability. • Update on communications once contractor is in place. • Contractor appointment expected in next 3–4 weeks. 	
3B	Station Project Update: Matt Jones, SMBC	
	<p>The current situation with the station project was summarised as:</p> <ul style="list-style-type: none"> • Discussions with Northern Trains and Network Rail have been progressed and completed this week. • Network Rail are continuing to identify what post-2033 network performance improvements can be expected on the south corridor. • Northern Trains has confirmed that new rolling stock will likely enable them to restore and operate a full service on the Mid-Cheshire Line but note NRs position. • SMBC is due to write to the Rail Minister in November to seek his support for the scheme. A technical letter, summarising discussions, is being drafted for circulation. • Board asked that this letter supported with a Towns Board led letter of support, which should include, Councillor, MP and business signatures. Project Team to draft and share back by 21st November. 	
4.	AOB	
	SMBC to plan 2026 Town Fund meetings	MJ