

CHEADLE TOWNS FUND

INTERIM BOARD MEETING

MINUTES

Date	2 nd October 2020 at 3.30pm		
Venue	MS Teams		
Present	<p>Dr Viren Mehta - Cheadle Medical Practice</p> <p>Mary Robinson, MP - MP for Cheadle, Conservative</p> <p>Cllr. David Meller - Councillor Cheadle Hulme North, Labour</p> <p>Cllr. Tom Morrison - Councillor Cheadle Hulme North, Lib Dem</p> <p>Rob Munro - Chair of Cheadle Village Partnership</p> <p>Rosie Jenkins - Cities & Local Growth Unit, BEIS & MHCLG</p> <p>Caroline Simpson - Corporate Director of Place, SMBC</p> <p>Sharon Seville - Stockport Vice-President GM Chamber of Commerce</p> <p>Simon Elliott - Head of Rail Programme, TfGM</p> <p><i>Observers / Presenters</i></p> <p>Robert Goulsbra - Head of Development and Regeneration SMBC</p> <p>Michael S. Fisher - Development and Regeneration Manager, SMBC</p> <p>Luke Delahunty - Director, SQW</p> <p>Donald Ross - Managing Consultant, SQW</p> <p>Richard Ellam - Pell Frischmann</p> <p>David Hodcroft - GMCA</p> <p>Oliver Williamson - PA for Mary Robinson MP</p>		
Apologies	<p>Marge Falconer - Executive Director, BMI Alexandra Hospital</p> <p>Christina Shepherd - Cities & Local Growth Unit, BEIS & MHCLG</p> <p>Simon Noakes - GMCA</p> <p>Lou Cordwell - GM LEP</p> <p>Stuart Bradley - Stockport President GM Chamber of Commerce</p>		
Item			Actions
1	Welcome and Introductions		
	<p>VM chaired the meeting in the absence of MF</p> <p>The attendees present introduced themselves</p> <p>Apologies received as above</p> <p>VM outlined the agenda</p>		Noted

2	Actions from Last Meeting by Caroline Simpson, SMBC	
	<p>CS confirmed that:</p> <ul style="list-style-type: none"> • The previous minutes had been agreed and published • The Town Investment Plan (TIP) was progressing • The Innovation Centre project has evolved (discussed later) • Engagement with the Director of Operations at the BMI Alexandra Hospital has progressed positively • Other actions will be picked up in later agenda items. 	Noted
	<p>VM mentioned that the £500,000 Accelerated Towns Fund had been approved and that a press release was being prepared around this. The Board welcomed this news.</p>	Noted
3	Cheadle Town Investment Plan – Update by Luke Delahunty, SQW	
	<p>LD outlined the structure of the TIP submission. This includes context, strategy & vision, theory of change, policy fit and engagement sections. Plus, project specific templates.</p>	Noted
	<p>LD outlined the TIP's three key objectives of a) connectivity, b) clean growth and c) enterprise in innovative space on the High Street.</p> <p>LD invited comment from Board Members either in the meeting or by email to MSF.</p>	Action: All Board Members
	<p>LD provided an update on the proposed non-rail priority project interventions. These were:</p> <ul style="list-style-type: none"> • Walking and cycling infrastructure for the TIP and early measures. A Plan was circulated to Board Members to show the wider network and comments invited. Costings to be finalised. • Eco-Business Park. LD explained that this was a high-quality low carbon business park that could also become a focal point for a cluster of businesses in the green growth sector. Technical support from the Towns Fund Delivery Partner on costs and values is now not forthcoming. This is now being sought by the Council separately. • Potential sites and buildings for an Innovation Centre have been scoped and none have found to be are workable given the scale and visibility required. LD explained that SQW are working with the Council to explore the concept of a High Street Innovation Zone. This would be a more flexible approach, whereby a number of vacant or underused buildings could be repurposed to new economic uses, including upper floor living accommodation. This could involve converting a property to create an exemplar for the market. A funding pot that allows for grant assistance, loans and direct intervention, as required, would be most effective to ensure delivery. The property owner would also need to contribute. 	Noted

	LD confirmed that the concept would retain the ambition for incubator, 'grow on' space and walk in co-working, and some central facilities aimed at knowledge workers.	
	<p>VM invited questions:</p> <p>Cllr TM supported the High Street Innovation Zone concept and asked about the opportunity for employment and residential. LD replied that ground floor active employment uses would be preferred but upper floor residential apartments or co-working space could work depending on the building. This flexibility in uses is in-line with proposed changes to planning regulations.</p> <p>MR remarked that she was pleased that the Accelerated Fund bid was successful.</p> <p>WM requested clarity on way the funding pot would function and how it fitted into any GM loan scheme. CS replied that the fund would be stand alone with bespoke governance as nothing like it existed at the moment in GM. The fund would have to be responsive over the four to five year period to address the changing needs of the high street. It could act as an exemplar for other towns within GM.</p> <p>MR also asked about the Gately Exchange Building. LD replied that the building is currently occupied by BT on a lease and is still operational for the foreseeable future so not suitable for any other users.</p> <p>RM supported the idea of focusing on the High Street and offered his local knowledge of vacancies.</p> <p>Cllr TM asked about similar concepts elsewhere. LD mentioned that, whilst not a high street, Baltic Triangle in Liverpool is an example of work / live space (see presentation).</p> <p>VM noted that the public survey showed support of investment in the high street and converting a few buildings would spread the delivery risk.</p> <p>RM asked to check if any more properties on Chapel Street should be included. To be investigated.</p> <p>LD invited any further feedback by email via MSF.</p>	<p>Action: SMBC</p> <p>Action: All Board Members</p>
4.	Cheadle Station Update Simon Elliot, TfGM	
	<p>SE confirmed:</p> <p>a) that the SOBC for the rail station had been updated to include the public survey results and that this strengthened the case;</p> <p>b) the timetabling work is now commissioned and in progress; and</p>	Noted

	c) engagement with the BMI Hospital Director of Operations is positive, this included access and future car parking arrangements.	
	<p>SE outlined the key connectivity benefits of the station, and also highlighted additional benefits, such as the link to the wider GM cycle network and TfGM GM Rail Reform aspirations for control of local rail stations.</p> <p>SE outlined the importance of the timetabling work to demonstrate that trains can stop at the station. Two trains per hour provides a better BCR score.</p> <p>SE discussed the impact of Covid restrictions. Current thinking in the industry is that, short term, Covid will continue to suppress demand. However, longer term demand is likely to grow back and exceed past demand, especially considering changing travel behaviours and the Government's Build Back Better ambitions.</p> <p>SE confirmed that the long-term ambition to re-double the track does not preclude the station from being built in the meantime.</p> <p>SE explained the process and milestones in building a station. Benchmarking against similar projects, this is approximately four and half years from approval.</p> <p>SE summarised the current cost estimate, the breakdown and inclusion of risk.</p> <p>SE recommended to the Board:</p> <ol style="list-style-type: none"> 1. Include station proposals as a core proposition of the TIP; 2. Include full station costs of £8.2m (includes design & risk) in TIP submission; 3. Continue to closely monitor timescales for NSF and RYR bid announcement; and 4. Ensure relevant DfT contacts are aware of station element of TIP. 	Noted
	SE stated that there was no news yet on the New Station Fund application and reiterated that, if unsuccessful this time, it did not preclude a further application.	Noted
	<p>MR noted the importance of DfT support and requested a strategic briefing from SE.</p> <p>MR asked how a further RYR bid would affect the station timetable. SE replied that this would be considered in more detail at the OBC stage. However, passive provision has been made in the design and positioning of the platforms to allow for track re-doubling which would be on a longer timescale.</p>	<p>SE Action</p> <p>Noted</p>

	<p>MR asked whether the cost of parking provision at the Alexandra Hospital had been accounted for. RE confirmed that provision had been made in the station budget estimate for both parking, access and passive design for future re-doubling.</p> <p>LH asked what would happen if the contingency / risk element on the station budget was not all required, and whether it could be used for other elements of the TIP. SE answered that usually the full budget is required.</p> <p>RM asked whether the TIP should also contribute to re-doubling the track. SE replied that the scale of investment required to re-double the whole line would mean that a TIP contribution would have minimal benefit.</p>	
	VM asked the Board to agree the recommendations. All agreed.	Agreed
5	Accelerated Fund Progress, Caroline Simpson, SMBC	
	<p>CS confirmed that the £500k Accelerated Towns Fund had been approved and thanked Board members for their support in helping with the submission. A press release had been drafted.</p> <p>CS reported that initial surveys, scoping and design work now in progress for all elements of the works package. Progress would be reported to the Board.</p> <p>CS proposed a regular update to the Board on progress. Board members agreed.</p>	<p>Noted</p> <p>Action SMBC</p> <p>Agreed</p>
	MR stated that as projects progress, she would like publicity to make clear the link between these schemes and the wider TIP.	Action SMBC
	<p>VM raised the point that as funding is now approved Governance arrangements need to be considered further.</p> <p>CS suggested that this is developed after the TIP submission. Board members agreed.</p>	<p>Noted</p> <p>Action SMBC Agreed</p>
6.	Capacity Fund and Looking Forwards by Caroline Simpson, SMBC	
	<p>MSF outlined the current position on £140k Capacity Fund and that £99k was committed. Two requests were made to commission detailed property advice, costs and appraisals and also sketches and visuals for both the eco-business park and High Street Innovation Space. Together the estimated costs is £15,000.</p> <p>VM asked the Board for approval. This was agreed.</p>	<p>Noted</p> <p>Agreed</p>

	<p>MR asked how the funding was being managed.</p> <p>CS replied that the Council was acting like a post box and that so far it had not charged any fees or staff time to the TIP support work.</p> <p>MSF confirmed that monies were kept in a dedicated budget code and available to be audited if required.</p>	Noted
	<p>CS summarised the immediate actions as:</p> <ul style="list-style-type: none"> • Commission specialist property support and visuals • SMBC and SQW, develop the High Street Innovation Zone concept for inclusion in the TIP • SQW to progress TIP project cases, submission and project templates • PF to continue consultations with hospital operations • Additional rail timetabling work to be completed by Nov. 20 • SE to ensure relevant DfT contacts are aware of the station element of TIP • Outcome of New Station Fund to be reported when known • Report back on Accelerated Fund progress to next Board. 	Noted and Agreed
	VM reminded Board members to feed any comments back asap on the TIP content via MSF	All Action
	CS suggested a one-off Board meeting to focus on the TIP and agree submission. The Board agreed.	Agreed
	<p>Next meeting to discuss TIP only <u>Friday 23rd October 3.00pm</u> via MS Teams</p> <p>Next Towns Fund Board meeting <u>Friday 6th November 2020 at 3.30pm</u> via MS Teams</p>	All Action

Abbreviations:

AF – Accelerated Fund (Towns Fund)
BCR – Benefit Cost Ratio
BEIS – Department for Business, Energy & Industrial Strategy
CVP – Cheadle Village Partnership
DfT – Department for Transport
LEP – Local Economic Partnership
MCL – Mid Cheshire Line
MHCLG – Ministry of Housing, Communities & Local Government
NR – Network Rail
NSF – New Station Fund
PF – Pell Frischmann
RYR – Restoring Your Railway (Ideas Fund)
SMBC – Stockport Metropolitan Council
SOBC – Strategic Outline Business Case
TfGM – Transport for Greater Manchester
TIP – Town Investment Plan