

CHEADLE TOWNS FUND BOARD MEETING

MINUTES

Date	4 th February 20221 at 3.30pm	
Venue	MS Teams	
Present	Marge Falconer - former Executive Director, Circle Health Alexandra Hospital Mary Robinson, MP - MP for Cheadle, Conservative Cllr. David Meller - Councillor Cheadle Hulme N. Labour Rob Munro - Chair of Cheadle Village Partnership Sharon Seville - President, GM Chamber (Stockport) Simon Elliott - Head of Rail Programme, TfGM <i>Observers / Presenters</i> Rosie Jenkins - Cities & Local Growth Unit, BEIS & DLUHC (advisor role) David Hodcroft - GMCA Robert Goulsbra - Head of Development and Regeneration SMBC Michael S. Fisher - Development and Regeneration Manager, SMBC Jamie Carruthers - Head of Capital Programme, SMBC Phil Hepworth - Aew Architects Ian van Duivenbode - Ramboll (Green Energy) Nigel Wilcock - Mickledore (business case)	
Apologies	Caroline Simpson - Chief Executive, SMBC Cllr. Tom Morrison - Councillor Cheadle Hulme N. Lib Dem Dr Viren Mehta - Cheadle Medical Practice Heather Jones - Cities & Local Growth Unit, BEIS & DLUHC (advisor role)	
Item		Actions
1.	Welcome and Introductions	
	MF chaired the meeting and made introductions Apologies received as above MF confirmed that BMI is now known solely as Circle Health Key actions from the last meeting are covered in the items below	Noted
2A.	Project Business Case Updates: Station, Simon Elliott, TfGM & Jamie Carruthers, SMBC	
	SE / JC – outlined progress on the Station and its business case Subject to some points of detail the design is close to being ready for planning submission	Noted

	• Extensive engagement with key stakeholders continues • Further track survey in hand to help finalise the design • Circle Health are going through their internal governance on the substitute car park arrangements • New RailSys findings, using the December 2022 timetable, are now being confirmed with Rail Industry Partners and will be subject to further modelling JC – outlined progress on the five parts of the Green Book compliant business case • Costs are currently being validated. Budget includes Construction Works, Project Management and Design, Network Rail Costs, Other Project Cost and a Risk allowance • Options for both 1 and 2 trains per hour are being assessed MF - asked if projected use reflected post Covid trends. JC confirmed they do but they also included long term growth MF - noted about the risk around construction inflation. JC confirmed that both inflation and risk allowances were built into the cost estimates MR - asked if the business case is capturing the wider economic benefits of the Station to Cheadle. JC - confirmed that they were checking with BEIS how to best include these wider growth benefits into a transport lead business case. SE - said that these benefits may have to be demonstrated informally to BEIS if they cannot form the formal submission. JC - then outlined a high level timeline, with a potential start on site in 2024 JC - confirmed that a pedestrian link via Brook Road was being investigated to ascertain if it was feasible.	
2B.	Project Business Case Updates: Active Travel, Jamie Carruthers, SMBC	
	JC - outlined the business case for the Walking & Cycling (Active Travel) project and provided a scheme overview. It was noted that the design is consistent with the GM Bee Network standards. The Stockport Road crossing design was being reviewed. JC – commented that procurement was still at an early stage. It is likely that Work Package C, due to its complexity, would be tendered through the Highways Services Framework. JC - mentioned that build cost estimates were being finalised along with future operating and maintenance costs. Appraisal	Noted

	outputs, and hence the value for money, were to be confirmed, but the BCR will be positive. RM – asked what enhanced 20mph restrictions meant. JC - replied that it involved replacing road markings, compliant signage and tighter kerbs so traffic turns more slowly.	
2C	Project Business Case Updates: Eco Business Park, Robert Goulsbra, SMBC	
	RG - provided an outline on how the scheme was progressing, including the surveys, design, scale, and the sustainability options PH from Aew - provided a more detailed overview of the design, including the current site, its constraints, and opportunities. The flexible terraced design with shared yard and parking provides a solution that would be acceptable to investors and has been checked with agents to ensure it meets likely tenant needs. PH - explained that Aew were looking at how low embedded carbon materials could be used, that the landscaping would meet the needs of occupiers, promote biodiversity, and contribute to sustainable urban drainage. MR – asked about the features of an exemplar low carbon industrial build. PH - answered that this is what is being developed, for example how materials are sourced, cross timber construction and north roof lighting. RM - mentioned about the potential role of the amenity hub and if it could attract users from the digital economy. RG - answered that the options for the operation of the building and its BREEAM accreditation were being developed. DM – mentioned if there was an opportunity to use s106 to improve the adjacent playing fields e.g., a trim trail. SS – asked whether warehousing had been considered, acknowledging that the units may be too small. PH - mentioned that CBRE were advising industrial rather than warehousing. RG – confirmed that further market engagement would be undertaken once a brochure was in place that reflected a preferred design.	Noted

	NW from Mickledore - described the content and process for the business case. Subject to confirmation of costs, the BCR looked to be good value with the grant contributing to the low carbon elements, site reclamation and accelerating the project. IvD from Ramboll – outlined options that had been explored, including recommending individual Air Source Heat Pumps (ASHP) on each unit. IvD also scoped out the benefits of reduced embodied carbon as well as operational carbon. Roof mounted solar PV on south sloping roofs could be sufficient to generate excess power at certain times of the year. There is an option to use battery storage to smooth out supply and demand. Using rooflights will also passively reduce lighting and heating demand. DH – mentioned that electric vehicles can be used to help provide power.	
3.	Accelerated Fund Project Update, Michael Fisher, SMBC	
	MSF – provided a progress summary of the Accelerated Fund projects by exception. <u>High Street Parklet & Councillor Lane</u> – effectively complete <u>Learn to Ride</u> – now tarmacked and awaiting painting <u>Ashfield Road Active Travel</u> currently on site, landscaping works agreed, planting to start in March <u>School Streets pilot</u> – consultation to start March 2022 <u>Digital Information Point</u> – operational arrangements and agreements with CVP on-going The Board noted progress.	Noted
4.	Looking Forwards, Michael Fisher, SMBC	
	MSF summarized the next steps as below: • Cheadle Town Board business case endorsement in principle - 4th Feb. 2022 • Full and Summary Business Cases developed – Feb/Mar 2022 • Cheadle Town Board business case approvals – 4th Mar. 2022 • SMBC undertake business case assurance – March 2022 • Cheadle Town Board delegated approval, if required, to the Chair - mid March 2022	Noted

	• Business case submissions to DLUHC by 24th March 2022 • Feedback and clarification - spring / summer 2022 Agreed. It was agreed that all three business cases, as outlined, were endorsed to go forward, and be finalised for final review at the next Board meeting MF – thanked everyone for their work and input. MF - on behalf of the Board, congratulated Caroline Simpson on becoming Chief Executive of Stockport Council	Agreed& Action: MSF & Project Leads Noted
	Next Towns Fund Board meeting is arranged for <u>Friday 4th March 2022 at 3.30pm</u> via MS Teams.	

Abbreviations:

Aew - Architects
 AF – Accelerated Fund (Towns Fund)
 BCR – Benefit Cost Ratio
 BEIS – Department for Business, Energy & Industrial Strategy
 BREEAM - Building Research Establishment's Environmental Assessment Method
 CBRE – Property advisors
 CVP – Cheadle Village Partnership
 DIP – Digital Information Point
 DJP – Diamond Jubilee Park
 DfT – Department for Transport
 FBC – Full Business Case
 Green Book – a five point business case tool used by Government
 HMT – Her Majesties Treasury
 HoT – Heads of Terms
 LEP – Local Economic Partnership
 DLUHC – Dept. for Levelling Up, Housing and Communities (formerly MHCLG)
 MCL – Mid Cheshire Line (railway)
 M&E Plan – Monitoring & Evaluation Plan
 NR – Network Rail
 NSF – New Station Fund (Round 3)
 S / OBC – Strategic / Outline Business Case
 PF – Pell Frischmann
 RYR – Restoring Your Railway (Ideas Fund)
 SMBC – Stockport Metropolitan Council
 SOBC – Strategic Outline Business Case
 SWOT – Strengths, Weaknesses, Opportunities, Threats
 SuDS – Sustainable Drainage System
 TfGM – Transport for Greater Manchester
 TIP – Town Investment Plan
 ToR – Terms of Reference