CHEADLE TOWNS FUND BOARD MEETING

<table>
<tr><td>Date</td><td>4th November 2022 at 4.00pm</td><td></td></tr>
<tr><td>Venue</td><td>MS Teams</td><td></td></tr>
<tr><td>Present</td><td>Brian Bradley - Chair, Partner Clarke Nicklin
Sharon Seville - President, GM Chamber (Stockport)
Mary Robinson, MP - MP for Cheadle, Conservative
Simon Elliott - Head of Rail Programme, TfGM
Cllr. David Meller - Councillor Cheadle Hulme N. Labour
Rob Munro - Chair of Cheadle Village Partnership
Dr Viren Mehta - Vice Chair, Cheadle Medical Practice
Paul Richards - Director of Development & Regeneration, SMBC

Observers / Presenters
Robert Botwright - Procurement Director, Circle Health
Grace Popplewell - Cities & Local Growth Unit, BEIS & DLUHC
Robert Goulsbra - Head of Development and Regeneration, SMBC
Michael S. Fisher - Development and Regeneration, Manager, SMBC
Jamie Carruthers - Head of Capital Programme, SMBC</td><td></td></tr>
<tr><td>Apologies</td><td>Cllr. Tom Morrison - Councillor Cheadle Hulme N. Lib Dem
David Hodcroft - GMCA
Ben Tomlins - Circle Health (Alexandra hospital)</td><td></td></tr>
<tr><td>Item</td><td></td><td>Actions</td></tr>
<tr><td>1.</td><td>Welcome and Introductions</td><td></td></tr>
<tr><td></td><td>Brian Bradley was formally introduced to the Board as the new Chair
Brian lead the introductions
Apologies received as above</td><td>Agreed

Noted</td></tr>
<tr><td>2.</td><td>Actions from Last Meeting</td><td></td></tr>
<tr><td></td><td>MF confirmed that a site visit was held in September for those who were available but there was not a Board meeting

Also that a press release for Cycling & Walking scheme was issued on 22/09/22

Other Actions covered under Item 3</td><td>Noted</td></tr>
<tr><td>3A.</td><td>Station Project Update: Jamie Carruthers, SMBC</td><td></td></tr>
<tr><td></td><td>JC - reminded the Board of the Station project and provided an overview of the further work that had been undertaken in support of the planning application. This included liaison with the Chimes</td><td>Noted</td></tr>
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	Residents Association, drainage percolation tests, a Crime Impact Statement, an updated Heritage Impact Assessment, an updated ecology statement and Biodiversity Net Gain Metric and updated responses to transport comments. The expectation is that that the planning application will be determined at Planning & Highways Committee on 15/12/22.	
	JC - summarized the current position: Timetabling work is ongoing, track survey programmed, land agreement with Circle Health is ongoing, and development and procurement options are being assessed. 3D visuals will be updated to include the design updates for future communications.	Noted
	MR - remarked that it was good to hear that residents had been engaged.	
	JC - confirmed that access arrangements for Maxwell's garage would remain unchanged and that the cycleway took the most direct route. Other routes would be more circuitous and would require land purchases.	
	RM - requested that the CVP would like to use the new visuals	**Action:** JC via MF
	BB - asked about the levels of contingency and risk given recent inflation pressures and if progress can be reported more frequently than Board meetings.	
	PR - agreed that a brief one page update could be provided.	**Action:** MF
	SE - noted that cost estimates and breakdowns could not be put in the public domain as this could undermine a competitive procurement process	Noted
	SE - recognised that inflation is a genuine risk, he also noted that more engagement with the rail industry will be required which will mean reconvening the Industry Working Group at the right time	**Action:** SE when appropriate
	MR – wished to use such a meeting to understand the service dependences more	
	Actions: Reconvene working group at the right time Keep costs under review given inflation pressures Circulate new visuals when available Provide Board with mini-updates	**Action:** JC / MF

3B.	**Active Travel Project Update: Jamie Carruthers, SMBC**	
	JC - provided an overview of the scheme and progress on the three work packages: • Package A: Cheadle Road and Shiers Drive commenced 24.10.2022. • Package B: through the Park commenced 19.09.2022 • Package C: Stockport Road and Queens Gardens with connection through to Newland Road commenced 26.09.2022	Noted
	SS – asked about estimated completion. JC – replied that works in Package A & B will mostly complete before Christmas. Package C Queens Gardens works will continue to March 2023. Commissioning signals for crossings across the whole route may take longer and this is not undertaken by the Council.	Noted
	MF - noted that site branding is being organised and he would update the Board on progress by email.	**Action:** MF
3C.	**Eco Business Park Project Update: Robert Goulsbra, SMBC**	
	RG - reiterated the current design indicating c.110,000 sqft of new build light industrial employment space with clean energy generation and sustainability as a core focus.	
	RG explained that a Prior Information Notice (PIN) was issued to the market, and following strong response, the final stage of the procurement process will begin later in November with appointment of a Development Manager (DM) to follow. This role will be self-funded through the savings in construction costs the role will bring to the project.	Noted
	RG - suggested that the appointed DM could be invited to the next Board meeting.	**Action:** RG
	BB - welcomed this opportunity and suggested greater Board involvement, such as a Board member acting as a critical friend. RG to review options in line with procurement procedures.	**Action:** RG
	SS – asked if the BREEAM could be Outstanding. RG replied that this was the aim but was subject to detailed design and costings, hence Excellent was regarded as currently achievable.	Noted
	MR – agreed that Outstanding should be the aspiration and asked about the potential tenant mix.	Noted
	PR - mentioned that Outstanding BREEAM on an industrial scheme, if achievable, would be a national exemplar.	

	RG - mentioned that the Council has engaged with MIDAS to promote the scheme and would look to target the green sector and clean manufacturing where appropriate, however it was still too early to start marketing until planning permission was secured. The hub concept will also depend on demand at the time. VM - mentioned the importance of green credentials and social value and the potential role of a hub. RG - confirmed that social value will be included within the procurement selection criteria for the construction contract and is likely to include aspects such as local skills, training placements, qualifications and apprenticeships.	Noted Noted Noted
4.	**Accelerated Fund Project Update, Michael Fisher, SMBC**	
	MF - provided an update on the school pilot scheme; the consultation results have now been evaluated. The School is considering continuing the pilot as the experimental Traffic Regulation Order is still valid. MF - to circulate results to the Board MF - provided an update on the Digital Information Point and the agreement between the Council and CVP RM - requested that the location of the DIP be reassessed to see if it could be set back more. MF to explore options with Highways. SS – suggested to minimise the advertising required in order to allow it to be used for local businesses and the community as much as possible. RM - confirmed that this was the intention	Noted **Action:** MF Noted **Action:** MF Noted
5.	**AOB / Looking Forwards, Michael Fisher, SMBC**	
	AOB BB - expressed concern on the external condition of the BT Exchange building and asked whether it could be arranged to improve the windows. RM - mentioned that an opportunity was already being explored to use the window area for Christmas. PR - agreed to support BB if the Chair wished to take any action.	 Noted **Action:** MF

	It was confirmed that Robert Botwright (Circle Health) would become a member of the Board. SS proposing and VM seconding. MF summarised the next steps over the coming months into the new year as: • Finalise land agreement with Circle Health • Remodel the rail timetable • Cycling & Walking scheme on site – provide email updates as required • Finalise Procurement of Development Management service for the Eco Business Park • Monitoring & Evaluation Half Yearly Return due to Government end of December. Circulate to Board and seek Chair's approval before submission.	Noted Noted
	Next Towns Fund Board meeting is arranged for Friday 3rd February 2023 at **3.30pm** via MS Teams / or in person (tbc).	

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 DM – Development Manager 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