## CHEADLE TOWNS FUND BOARD MEETING MINUTES

Date	4 <sup>th</sup> March 2022 at 3.30pm		
Venue	MS Teams		
Present	Marge Falconer  Cllr. David Meller  Cllr. Tom Morrison  Rob Munro  Sharon Seville	<ul> <li>former Executive Director, Circle Health, Alexandra Hospital</li> <li>Councillor Cheadle Hulme N. Labour</li> <li>Councillor Cheadle Hulme N. Lib Dem</li> <li>Chair of Cheadle Village Partnership</li> <li>President, GM Chamber (Stockport)</li> </ul>	
	Observers / Presente		
	Observers / Presenters Oliver Williamson - (for Mary Robinson MP)		
	Jesse Garrick	- Cities & Local Growth Unit, BEIS & DLUHC (advisor role)	
	Robert Goulsbra	<ul> <li>Head of Development and Regeneration SMBC</li> </ul>	
	Michael S. Fisher	<ul> <li>Development and Regeneration Manager, SMBC</li> </ul>	
	Jamie Carruthers Nigel Wilcock	<ul><li>Head of Capital Programme, SMBC</li><li>Mickledore</li></ul>	
Apologies	Mary Robinson, MP Caroline Simpson Simon Elliott Dr Viren Mehta	<ul><li>MP for Cheadle, Conservative</li><li>Chief Executive, SMBC</li><li>Head of Rail Programme, TfGM</li><li>Cheadle Medical Practice</li></ul>	
Item			Actions
1.	Welcome and Introductions		
	Apologies received a Jesse Garrick (JG) in Growth Unit	ing and introduced the agenda is above itroduced his role within the Cities & Local last meeting are covered in the items	Noted
2A.	Project Business Case Update: Eco Business Park, Robert Goulsbra, SMBC & Nigel Wilcock, Mickledore		
	RG – outlined project progress as below and an initial programme:  • Mechanical and Engineering Consultants and Structural Engineers have now been appointed to scope sustainable design solutions		Noted

A report demonstrates excellent potential for energy generation from solar PV and other renewable options A BREEAM consultant has been appointed to help maximise the rating of the buildings Initial engagement with potential end users has been positive Provisional development appraisal work demonstrates a viable scheme with Towns Fund support NW - outlined the five elements of the Green Book Business Case. This includes a strong strategic case, with good links to economic strategy objectives, and potentially 110,000 sqft of new employment space supporting c.200 jobs. This generates a good Benefit Cost Ratio (BCR). The Board noted progress The Board agreed: That, subject review, and feedback of board members by Agreed 14/03/22, the Cheadle Town Board agrees to delegate sign-off of the Eco Business Park business plan submission to the Town **Board Chair** It was agreed that MSF would: Action: MF share the draft final with the Town Board w/c 7<sup>th</sup> March. & MSF and Board Members to review and raise any queries / Board clarifications by 14th March Members Sign off Business Case by Chair of Town Board w/c 14th March SMBC internal review and sign off w/c 14th March Submission on or before 24th March 2B. **Project Business Case Update: Station, Jamie Carruthers, SMBC** Noted JC - outlined the Station business case including the strategic case, objectives, and measures of success. These build on those presented in the Town Investment Plan and at the last Board meeting. JC - provided the following scheme overview: A single platform located to the north of the existing Chester to Manchester railway line. Associated car parking with Electric Vehicle (EV) charging spaces and accessible spaces New vehicular and pedestrian access off Manchester Road Passenger drop off facilities

- Improved pedestrian and cycle facilities on Manchester Road to connect to the High Street
- Covered waiting facilities on the station platform
- Secure and covered cycle parking; and
- Replacement car parking for the hospital.

JC - explained that there would be three packages of work, namely highways, the station build, and the replacement car park

JC - explained that the project remained within overall budget.

JC - mentioned that the final BCR score is still under review and will seek to include the wider economic benefits that the new station will bring to the local area; environmental benefits; commuting times; value of time savings; health benefits from people walking and cycling to the station; benefits from less congestion, and safety benefits

JC - outlined a potential timetable for a planning application and advanced works on the hospital replacement parking

RM - sought confirmation that the platforms could allow dualling of the line in the future. JC - confirmed that provision for this had been built into the design but that some works would probably be required to re-align the platform in the future.

RM - asked if the future link to the Airport could enhance the business case. JC - confirmed that this was included in the strategic case.

RM - asked about potential access from the west via Brook Road. JC - confirmed that provision for such an access route was included as an option in the business case, but that further feasibility would be required to see if a fully compliant and cost effective route could be achieved. Level changes are an issue.

JC – confirmed that the planning application is progressing and would be submitted following the business case submission

MSF – confirmed, in SE's absence, that there were no further comments from TfGM on the business case.

The Board noted progress

## The Board agreed:

That, subject review, and feedback of board members by 14/03/22, the Town Board agrees to delegate sign-off of the Cheadle Station full business plan submission to the Town Board Chair

It was agreed that MSF would:

• share the draft final with the Town Board w/c 7th March.

Agreed

Action: MF & MSF and Board Members

	<ul> <li>Board Members to review and raise any queries / clarifications by 14<sup>th</sup> March</li> <li>Sign off Business Case by Chair of Town Board w/c 14<sup>th</sup> March</li> <li>Letters of Support to be drafted as appropriate</li> <li>SMBC internal review and sign off w/c 14<sup>th</sup> March</li> <li>Submission on or before 24<sup>th</sup> March</li> </ul>	
2C.	Project Business Case Updates: Active Travel, Jamie Carruthers, SMBC	
	JC - provided a scheme overview of the proposed 1.5km north / south route and its component parts including crossings, signage, widenings, and redesignations. Works are to be divided into three packages with a potential start in 2022, subject to approvals.	Noted
	JC – reiterated the strategic case for the scheme including its objectives and measures of success. Key elements of the business case were then highlighted	
	JC – noted that the BCR is 1.95, a cautious assumption without the step change in usage a new station could bring	
	The Board noted progress	
	The Board agreed: That, subject review, and feedback of board members by 14/03/22, the Town Board agrees to delegate sign-off of the Active Travel business plan submission to the Town Board Chair	Agreed
	<ul> <li>It was agreed that MSF would:</li> <li>share the draft final with the Town Board w/c 7<sup>th</sup> March.</li> <li>Board Members to review and raise any queries / clarifications by 14<sup>th</sup> March</li> <li>Sign off Business Case by Chair of Town Board w/c 14<sup>th</sup> March</li> <li>SMBC internal review and sign off w/c 14<sup>th</sup> March</li> <li>Submission on or before 24<sup>th</sup> March</li> </ul>	Action: MF & MSF and Board Members
3.	Accelerated Fund Project Update, Michael Fisher, SMBC	
	MSF – provided a progress summary of the Accelerated Fund projects by exception.	Noted
	Learn to Ride – awaiting a dry spell for final surface painting	

<u>Ashfield Road Active Travel</u> civil works completed end of February 22. Tree planting programmed for March 22, with the community garden to follow later in the year.

<u>School Streets pilot</u> – meeting held with local school 28/02/22. Consultations to take place across March. If consultation positive then official letters, promotion material to be prepared along with equipment and a temporary TRO (Traffic Regulation Order) for Ashfield Crescent. Pilot to run for a 4-6 week period across late spring / early summer.

<u>Digital Information Point</u> – advertisement consent in place, agreement with CVP being progressed

RM – mentioned that the CVP now had officials in place with delegated authority for this project

SS – raised that she could send out any comms to a wider network as required to promote the use of the DIP

## 4. Looking Forwards/ AOB, Michael Fisher, SMBC

MSF summarised the next steps as:

- Business case submissions to DLUHC by 24<sup>th</sup> March 2022
- Feedback and clarification spring / summer 2022
- Each case will be reviewed separately and have a separate Town Deal offer
- DLUHC to forward draft HoTs when available
- Further support from the Delivery Partner Arup to be explored

CM – raised the point that although cases are assessed separately the projects were interlinked in terms of impact and benefits

JG – replied that if there was an issue or need for further clarification with a business case there would be an opportunity to submit further information

MSF - suggested not holding the April and May Board meetings as there would unlikely to be any feedback on the business case submissions, and also local elections are held in early May. RM - agreed.

MSF - to update Board members of any progress meanwhile

MSF - thanked, on behalf of everyone, Marge Falconer for Chairing the Board so successfully for what is now its 20<sup>th</sup> meeting.

Noted

**Action: MSF** 

Next Towns Fund Board meeting is arranged for <u>Friday 10<sup>th</sup></u> June 2022 at **3.30pm** 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