

MINUTES OF CHEADLE TOWNS FUND BOARD MEETING

Date	9 th Feb 2024 at 15:30	
Venue	MS Teams	
Present	Brian Bradley - Chair, Partner Clarke Nicklin Sharon Seville - President, GM Chamber (Stockport) Mary Robinson, MP - MP for Cheadle, Conservative Cllr. David Meller - Cheadle East & Cheadle Hulme N. Labour Cllr. Tom Morrison - Cheadle West & Gatley, Lib Dem Robert Botwright - Procurement Director, Circle Health Paul Richards - Director of Development & Regeneration, SMBC Phillip Gould-Bourn - Cheadle Village Partnership <i>Observers / Presenters</i> Grace Popplewell - Cities & Local Growth Unit, BEIS & DLUHC Robert Goulsbra - Head of Development & Regeneration, SMBC Matt Jones - Head of Capital Delivery, SMBC Erika Siemaszko - Capital Delivery officer, SMBC Christopher Palmiotto - Programme Support Manager, DfT Tommy Flemming - Network Rail Catherine Chilvers - Development Director, Network Space	
Apologies	Simon Elliott - Head of Rail Programme, TfGM Dr Viren Mehta - Vice Chair, Cheadle Medical Practice	
Item		Actions
1.	Welcome and Introductions	
	Brian Bradley undertook introductions and apologies were received as above.	Noted
2.	Actions from Last Meeting / Board Matters BB noted minutes need adding to the Website. RG to action.	<u>Action:</u> RG
3A.	Eco Business Park Project Update: Catherine Chilvers, NS	
	The planning application has been submitted and validated. With next focus on procurement. CC confirmed that so far, the design review is suggesting retaining most of the existing layout and design aspects. With the aims to have a Net Zero / all electric building.	Noted

	CC provided a detailed update on the sustainability credentials of the scheme. Noted the importance of balancing commerciality and net zero value for money. It is a fixed budget and need to ensure the most appropriate carbon savings are maximised and achieved for the budget and scheme. Carbon in construction is being assessed for savings. The materiality of the scheme is being scrutinised. A timber frame expert is being consulted to consider practicalities of this product in the scheme. Carbon in operation is the second important factor. It will be an all-electric scheme on completion. There will be building monitoring systems (BMS) to monitor energy use. There will be hybrid mechanical and natural ventilation systems. Air Source Heat Pumps, Solar panels, EV chargers, rainwater re-use, cycle storage. Also will include outdoor amenity and biodiversity on site, permeable paving and swales to manage rainfall runoff. SS asked about the supply chain, and were local suppliers included? CC advised the main contractor would lead on supply chain. Social value would be an important selection criteria. If any key supplies on relevance for SS to circulate details to CC to note. MR queried was there any recycled elements in the scheme? Also echoing the point on local suppliers. PR confirmed that we need to make sure such aspects would work and be included in the specified timescales and budget that we have allowed for in the Towns Fund. These can be considered but need to be achievable? PR noted that the scheme needs to be built on time and on cost, but the team would be open to different materials as long as can be sourced, supplied and warranted. Important to be ambitious and push boundaries but needs to be achieved within budget. BB enquired as to potential savings for tenants in the operation? CC confirmed 60% saving on site. Further question on what the percentage of are running costs and target savings. CC to go away and check. Will report back at next meeting. BB asked if there was an active travel plan and could there be an incentive included for a business bike scheme? ES confirmed TfGM had done this before and looked to implement this in Stockport already. Further discussions could be held within Highway Strategy at the Council to assess if this would be feasible. CC noted upcoming key dates: • Area committee 16th April • Planning committee 24th April	<u>Action:</u> SS <u>Action:</u> CC
--	---	---

3B	Station Project Update: Matt Jones, SMBC	
	MJ provided a scheme reminder and the following updates: • Planning conditions have been drafted and issued • Rail Design: Network Rail (NR) are preparing a delivery programme and cost plan review. Detailed surveys are being scheduled to enable design development. Session are to follow with TfGM and Northern to confirm operational design requirements. • The industry specialist consultants are running the base timetable model with updated data. Initial results are expected in March. Once the outcome is reviewed, an Industry Working Group will be held. • Highway design work is on-going with statutory services. Lighting and drainage designs are progressing as planned. • Land Agreement details are being progressed between SMBC and Circle Health Group, along with the replacement parking design. MR advised that she had a positive meeting with Northern Rail on the station and would set up a working group once the Manchester Task Force had taken place. MR happy to assist with process. Discussion with CP regarding the appropriate order for Manchester Task Force then industry working group. BB asked on progress on land acquisition for station. RB explained that the hospital is going through a takeover which will allow negotiations to continue. Do not foresee an issue on this aspect. BB queried around the lack of wider communication for the station. Could information go out at trigger points? PR noted that for other projects with public interest quarterly updates are released. ES to speak with SMBC communications to see if updates and tweets could go out for the Station.	Noted Noted Action: MJ
5.	AOB	
	MR asked if past minutes could be reshared. Summarised next actions as: • Station: Report back to Board on outcome of timetable review when finalised • Station: Arrange Industry Working Group • Eco Business Park: Share with the Board advance designs when ready • Eco Business Park- Target energy savings? • Update minutes to the website.	Noted Noted
	Next Towns Fund Board meeting via MS Teams	

Abbreviations:

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
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
NS – Network Space
NSF – New Station Fund (Round 3)
S / OBC – Strategic / Outline Business Case
PF – Pell Frischmann
RYP – Restoring Your Railway (Ideas Fund)
SMBC – Stockport Metropolitan Borough Council
SOBC – Strategic Outline Business Case
SuDS – Sustainable Drainage System
TfGM – Transport for Greater Manchester
TIP – Town Investment Plan
ToR – Terms of Reference