

MINUTES OF CHEADLE TOWNS FUND BOARD MEETING

Date	7 th March 2025	
Venue	MS Teams	
Present	<i>Board Members</i> Brian Bradley - Chair, Director, IN Accountancy Tom Morrison MP - Member of Parliament, Cheadle ward Cllr. David Meller - Cheadle East & Cheadle Hulme North Cllr Robert Botwright - Procurement Director, Circle Health Paul Richards - Deputy Chief Executive, SMBC Simon Elliott - Head of Rail Programme, TfGM <i>Observers / Presenters</i> Laura Green - Head of Development & Regeneration, SMBC Matt Jones - Head of Capital Delivery, SMBC Christopher Palmiotto - Programme Support Manager, DfT Catherine Chilvers - Development Director, Network Space Erika Siemaszko - Capital Delivery officer, SMBC Brian King - Development Manager, Network Space	
Apologies	Dr Viren Mehta - Vice Chair, Cheadle Medical Practice Phillip Gould-Bourn - Cheadle Village Partnership Sharon Seville - President, GM Chamber (Stockport) Jesse Garrick - Cities & Local Growth Unit, BEIS & DLUHC Ben Tomlins - Circle Health Group Gerrard Kelly - Project Manager, SMBC Matthew Worman - Head of Rail, TfGM Tommy Flemming - Network Rail Sponsor	
	Item	Actions
1.	Welcome and Introductions	
	Introductions made for new attendees	
2.	Actions from Last Meeting / Board Matters	
	Paul Richards is in discussions to nominate a Councillor to attend from the next board meeting. Expected to be determined w/c 17/03/25 Action: Paul Richards to make arrangements to bring one of the Cheadle West and Gatley ward members onto the Cheadle Town Fund Board.	Paul Richards

3A.	Eco Business Park Project Update: Catherine Chilvers, NS	
	The board were informed that: • The programme has been delayed by 6-8 weeks due to design process taking longer than forecast. Stage 4 designs are now due to be received at the end March 25. • Following contractor engagement there is expected to be an increase in price for the wood frame for the building • The scheme at a stage where sub-contractor suppliers are now pricing specialist elements of work. It is expected that this will reduce cost forecasts from those in the current plan, which was developed on a worst-case basis. It was noted that this is a normal part of the procurement process, and the introduction of market competition will achieve the value for money required to deliver the wooden frame within the budget envelope • Noted that there is a contingency allowed for in the overall project budget Additional items noted: • Submission for BREAM accreditation has been made - awaiting response. • Telecoms Mast risk closed out and agreed with the operator to remove equipment. • Vacant possession expected at the end of March and the team are working closely with council estates to achieve this. • A new risk has been added to the risk register in relation to forecast cost increases (mitigation explained above). • Marketing/letting agent has been appointed • Larger unit has already received speculative interest from occupiers • Marketing will commence once programmes are confirmed.	Catherine Chilvers
3B	Station Project Update: Matt Jones, SMBC	
	The current situation with the station project was summarised as: • Rail timetable works had concluded and not expected any additional timetable modelling is required. • A paper was submitted to Manchester Task Force to approve the proposed timetable but Northern still raised risks associated with the changes • To unlock the impasse, the council, Northern Rail and tfgm have drafted a position paper to be escalated to the DfT scheme sponsor. This submission is expected week commencing 14th March. • Positively we have been notified by MCHLG that the funding deadline has been extended by 12 months to March 2027 There were several questions from board members on how they can best support the submission of the paper to DfT. TfGM and Council officers will advise board members when the position paper has been submitted to DfT and they are then to make their own decisions around any engagement activity. Given the extension of funding, an explanation was given that the programme extension will expose costs to increases as a result of	Matt Jones

	additional inflation. The project is currently assessing the impacts on project contingency and efficiencies elsewhere to manage this within existing budgets. A further update will be provided to the board. An update on land for the station was provided. This is now being dealt with by respective solicitors and is being progressed to conclude quickly by the council team. Timeline: • We expect to conclude DfT and Northern Rail discussions through March and April. This is then expected to allow: • Station design to commence. • Tree clearance to enable car parking works will be undertaken from autumn 2025, after bird nesting season. • Traffic Regulation Order on Manchester Road. Objections received and on the agenda for Cheadle Area Committee, 11th March, [<i>post meeting note: the report has been deferred to a future committee to allow an objection to be dealt with</i>]	Matt Jones
4.	AOB	
	Remaining 2025 board meetings have been put in everybody's calendars. Next meeting 7th May on Teams	Janet Ratcliffe