

MINUTES OF CHEADLE TOWNS FUND BOARD MEETING

Date	3 rd October 2025		
Venue	MS Teams		
Present	<p>Board Members</p> <p>Brian Bradley - Chair, Director, IN Accountancy Robert Botwright - Procurement Director, Circle Health Matthew Worman - Head of Rail, TfGM Tom Morrison MP - Member of Parliament, Cheadle ward Cllr. David Meller - Cheadle East & Cheadle Hulme North Cllr Sharon Seville - President, GM Chamber (Stockport)</p> <p>Observers / Presenters</p> <p>Laura Green - Head of Development & Regeneration, SMBC Matt Jones - Head of Capital Delivery, SMBC Gerrard Kelly - Project Manager, SMBC Christopher Palmiotto - Programme Support Manager, DfT Paul Batho - Development Manager, SMBC Erika Siemaszko - Capital Delivery officer, SMBC</p>		
Apologies	<p>Paul Richards - Deputy Chief Executive, SMBC Simon Elliott - Network Director - Rail, TfGM Phillip Gould-Bourn - Cheadle Village Partnership Jesse Garrick - Cities & Local Growth Unit, BEIS & DLUHC</p>		
	Item		Actions
1.	Welcome and Introductions		
	Introductions and apologies received.		
2.	Conflicts of Interest and Declarations Register		
	No conflicts were declared by those present.		
2.	Actions from Last Meeting / Board Matters		
	<p>Member profiles. Email has been issued by BB to all Board Members to provide pen profiles and headshots to be uploaded to the CTF website. The website will be updated with information on all board members. 1 vacancy available.</p> <p>GMCA representative (Simon Noakes) needs to be replaced. LG is working with GMCA to identify a suitable replacement.</p>		<p>BB/ES</p> <p>LG</p>
3A.	Eco Business Park Project Update: Paul Batho, SMBC		

	<p>The board were informed that there has been good progress reported since last meeting.</p> <ul style="list-style-type: none"> • Pre-commencement planning conditions completed. • Initial project/client risks have been closed out. • Site is currently vacant; issues with fly-tipping and anti-social behaviour (e.g., broken windows). • Demolished started in August. • Main building contractor to follow. • Site start date: October 2025 with 12 months build period (subject to contractor programme) <p>Questions Raised:</p> <ul style="list-style-type: none"> • Pre-let Agreements: Not in place yet; marketing will start once construction begins. Research indicates strong business interest, especially for sustainability. • Construction Contractor: Tender process ongoing; best and final expected next period, with appointment early 2026. • Request to save part of the building. Cllr Mellor to forward email to Paul for direct follow-up. • Paul to explore linking Cheadle High Street with the business park (not residential). • BREEAM Status: Still working towards compliance, including demolition phase. 	
3B	Station Project Update: Gerard Kelly, SMBC	
	<p>The current situation with the station project was summarised as:</p> <ul style="list-style-type: none"> • Technical meeting held with industry partners; collaborative approach noted. Two key concerns closed out. • Meeting held with Rail Minister, positive meeting and minister is supported of the scheme but requires team to reconfirm timetable assurance, long-term recovery plan and Northern's rolling stock improvements. • Next Steps; <ul style="list-style-type: none"> ○ Team to speak with NR and Northern regarding timetable improvements (Ashlea and Plumy). ○ Explore Manchester South timetable upgrades (Stockport/Piccadilly). ○ Investigate faster rolling stock options to save time. ○ Simon to liaise with NR for resolution. ○ Joint statement to minister. ○ Continue engagement with DfT. ○ Develop strategy for Northern 	
4.	AOB	
	<p>Remaining 2025 board meetings have been put in everybody's calendars.</p> <p>Next meeting on Teams 13th November 2025.</p>	