

CHEADLE TOWNS FUND BOARD MEETING

Date	14 th April 2023 at 15:30	
Venue	MDC Office, Stockport and MS Teams	
Present	Brian Bradley - Chair, Partner Clarke Nicklin Sharon Seville - President, GM Chamber (Stockport) Mary Robinson, MP - MP for Cheadle, Conservative Cllr. Tom Morrison - Councillor Cheadle Hulme N. Lib Dem Cllr. David Meller - Councillor Cheadle Hulme N. Labour Simon Elliott - Head of Rail Programme, TfGM Paul Richards - Director of Development & Regeneration, SMBC Robert Botwright - Procurement Director, Circle Health <i>Observers / Presenters</i> Aaron Knowles - Cities & Local Growth Unit, BEIS & DLUHC Grace Popplewell - Cities & Local Growth Unit, BEIS & DLUHC Michael Fisher - Development and Regeneration, Manager, SMBC Gerrard Kelly - Station Project Manager, SMBC Robert Goulsbra - Head of Development and Regeneration, SMBC Christopher Palmiotto - Programme Support Manager, DfT Oliver Williamson - Mary Robinson's PA Stephen Barnes, Tony Fox, Brian King - Network Space	
Apologies	Phillip Gould-Bourn - Cheadle Village Partnership	
Item		Actions
1.	Welcome and Introductions	
	Brian Bradley undertook introductions Apologies received as above Verbal confirmation was given that no Board member had any declarations of financial and personal interest.	Noted Noted
2.	Actions from Last Meeting	
	MF confirmed that the old vinyls had been removed from the BT Exchange building windows. Other actions covered under Item 3.	Noted

3A.	Eco Business Park Project Update: Robert Goulsbra, SMBC	
	RG reminded the Board of the scheme and welcomed Network Space as the chosen Development Manager to bring forward the Eco Business Park. Stephen Barnes (SB) introduced Network Space and their experience in delivering small to medium sized industrial units across various locations and sectors. Broadheath Network Centre in Altrincham, Trafford is a local example. MR asked for views on the sustainability elements. SS stated that she would like to see the highest BREEAM rating if possible. SB replied that sustainability is now a much more important aspect for industrial developments due to greater awareness and the cost of fuel. SB commented that for most new industrial schemes the BREEAM rating achieved is Very Good as it is commercially difficult to achieve Excellent or Outstanding, especially on smaller units. For the Eco Business Park, Excellent it is regarded as the minimum with Outstanding the target. PR concurred that Outstanding is very unusual in industrial schemes. PR also noted that the scheme would look at opportunities for sustainability across three areas, the build, the operation and the nature of the occupiers, as appropriate. BB raised the need for tenants to match the aspirations of the scheme. RB mentioned that BREEAM requires a lot of evidence and that some of the costs entailed in achieving a standard can be off-set by rents. SB mentioned that a premium in rents is now starting to become evident for energy efficient premises. BREEAM is not the only standard but is easy for the market to understand. PR reiterated the intention to use the Towns Fund to support the sustainability elements of the scheme. RG mentioned that there would be some flexibility within the units depending on tenant requirements e.g. size of unit. RG also stated that the objective was to achieve a low carbon scheme and that may mean not achieving the top BREEAM rating, albeit this is a target. BREEAM is a measure of theoretical sustainability whereas there could well be other solutions and ratings available that are more effective and relevant for an in use low carbon scheme. TF noted that the build materials will be an important part of making the scheme more sustainable over and above more common solutions such as local energy generation and efficiency.	Noted Noted Noted

	BB asked about arrangements for pre-market awareness. RG replied that once designs are more advanced over the next few months a brochure and collateral would be produced and would be shared with the Board at the appropriate time. SB reminded the Board that design was at RIBA 1 stage and would be progressed to RIBA 3 to support a planning application later in the year. Market engagement would hold off until designs are more advanced. Project completion is expected in late 2025, with the Towns Fund monies spent earlier. CM mentioned the need for occupiers to link into the objectives of Stockport's Economic Plan. MR asked what consideration will be given to local benefits and BB asked about social value. SB replied that contractor procurement would be a competitive process, and as such local suppliers cannot be guaranteed, but there would be requirement around social value e.g. apprenticeships. PR confirmed that there would be a Work & Skills Agreement with the contractor that would be tracked and audited and include social value aspects. TM asked about the impact of the scheme in generating jobs. MF replied that job creation was one of the agreed funder outputs and would be tracked through the Town Fund Monitoring & Evaluation reporting process.	<u>Action</u> RG Noted Noted Noted
3B	Station Project Update: Gerard Kelly, SMBC	
	GK provided a scheme reminder and noted that the Planning Decision Notice will be issued once all conditions had been finalised. GK updates included: • Some further topographical surveys had been undertaken. • Network Rail (NR) are currently reviewing the station design and aligning the design stages with rail industry processes. • A review of the updated timetable released by Network Rail in Feb 23 is well advanced, this will assist with the operational modelling work. • Land agreement with Circle Health on-going. • A combine Manchester Task Force / Rail Industry Working Group is to be arranged once the modelling results are known.	Noted Noted <u>Action:</u> GK / SE

	MR asked about the risk around design and potential for future dual tracking. SE replied that NR design standards are rigorous but the station was a relatively simple design. In addition, there is passive design, using lightweight and modular platform sections, to allow for future track realignment if required. DM asked how significant the timetable data gaps were. SE replied that locally the data changes are more significant. The current assumption is that the modelling remains positive. GP and CP – both confirmed that the outcome of the revised modelling was of key importance to DfT. GK reprovided the high-level time line with construction of the station element programmed for 2024/25.	Noted Noted Noted
3C.	Active Travel Project Update: Michael Fisher, SMBC	
	MF provided an overview of the scheme and progress on the three work packages: • Package A: Cheadle Road and Shiers Drive 98% complete, some outstanding minor works. • Package B: through the Park 97% complete and Oak Road 90% complete. • Package C: Stockport Road and Queens Gardens 99% complete, some street lighting remaining. Stockport Road UTC crossing installation to be commissioned after Easter. MF confirmed that works would complete by late spring 2023 but the commissioning of lighting and signal crossings may take longer. DM asked about any feedback. MF replied that so far it had been positive. MF outlined options for a community based opening event of the route. Date to be confirmed, but potentially 10th June during National Bike Week. MF to confirm.	Noted Noted Action: MF
4.	Accelerated Fund Project Update, Michael Fisher, SMBC	
	<u>Digital Information Point</u> MF confirmed that following GPR surveys, an alternative location outside the BT Exchange building had been identified as suitable and agreed in principle with the property agent.	Noted

	MF informed the Board that the CVP have since indicated that they feel they do not have capacity to manage the information point. MR & SS both recognised the complications with delivering the project. PR confirmed that the Council were unable to take on operational responsibility. MF to reconfirm CVP's position to the Board and to explore options for reuse of the remaining accelerated fund that was allocated to the CVP.	Noted Action: MF
5.	AOB	
	MF confirmed key actions as: • Station: Confirm timetable study outcome • Station: Arrange Industry Working Group in June / July • Station: Progress land agreement • Cycling & Walking: confirm arrangements for the opening event • Business Park: Update Board on design work • DIP: review budget saving / other options	Noted
	Next Towns Fund Board meeting via MS Teams <u>Friday 2nd June 2023 at 3.30pm</u>	

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
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
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
SWOT – Strengths, Weaknesses, Opportunities, Threats
SuDS – Sustainable Drainage System
TfGM – Transport for Greater Manchester
TIP – Town Investment Plan
ToR – Terms of Reference