MINUTES OF CHEADLE TOWNS FUND BOARD MEETING

Date	7th May 2025	
Venue	MS Teams	
Present	***Board Members*** Brian Bradley - Chair, Director, IN Accountancy Tom Morrison MP - Member of Parliament, Cheadle ward Robert Botwright - Procurement Director, Circle Health Paul Richards - Deputy Chief Executive, SMBC Matthew Worman - Head of Rail, TfGM Sharon Seville - President, GM Chamber (Stockport) ***Observers / Presenters*** 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 Catherine Chilvers - Development Director, Network Space Erika Siemaszko - Capital Delivery officer, SMBC	
Apologies	Cllr. David Meller - Cheadle East & Cheadle Hulme North Cllr Simon Elliott - Head of Rail Programme, TfGM Dr Viren Mehta - Vice Chair, Cheadle Medical Practice Phillip Gould-Bourn - Cheadle Village Partnership Jesse Garrick - Cities & Local Growth Unit, BEIS & DLUHC Tommy Flemming - Network Rail Sponsor	
	Item	**Actions**
1.	**Welcome and Introductions**	
	Introductions and apologies received.	
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 **Resolved:** Cllr Ian Hunter (Member for Cheadle West & Gatley) will be attending future boards as a Member of the Board. Invite to be sent for all 2025 board meetings. Board members asked how they can best support submission of a position paper to DfT. **Resolved:** Covered in update on station later in these minutes.	PR

3A.	**Eco Business Park Project Update: Catherine Chilvers, NS**	
	The board were informed that: • A non-material planning amendment was submitted, which is awaiting approval from planning. Changes were required to elevations, landscape and street lighting because of design development following contractor appointment. Changes are minor in nature and typical of a scheme at this stage • Following this approval, the scheme can start to discharge pre-commencement planning conditions. • The cost plan is currently forecasting a price increase but not a cause for concern at this stage of design and anticipated to be managed within risk allocation and contractor's programme. • At this stage there isn't a need for a value engineering exercise. Current mitigation is considering a separate demolition contract from the main programme - potential on-site start in summer 2025. Additional items noted: • Noted that marketing material has not yet been sent out. This is from the advice of property agents to wait until confirmed start on site dates	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 submitted a position paper to be escalated to the DfT scheme sponsor. • DfT have convened a technical meeting with all parties, which has been arranged for w/c19th May. • Further engagement planned with Cheshire East Council in relation to timetable proposals • All highway and car park designs are complete and under review by Circle Health for acceptance Positively we have been notified by MCHLG that the funding deadline has been extended by 12 months to March 2027 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. Board members asked why the rail industry acceptance was taking so long. This is a novel situation in the industry and DfT and other partners are working through required governance as it emerges. Gaining engagement from the operator has been more time-	

	consuming owing to the complexity of timetable modelling and real-world implications. Board discussed and agreed to prepare a joint letter of support for the station, seeking wider signatures, demonstrating the wide-ranging commitment. Next Steps: • w/c 19th May - Technical briefing. • Post-briefing, return to DfT. • Expectation steer, then back to MTF - May/June. • Decision - July/August.	BB
4.	**AOB**	
	Remaining 2025 board meetings have been put in everybody's calendars. Next meeting on Teams 10th July 1330.	