

CONFIDENTIAL
LEICESTER REGENERATION COMPANY

Minutes of the Board Meeting
held on Monday 16 October 2006
at 5.00pm at Halford House

Present:

Neil Morris	Chair	David Asch
Nick Townsend		John Walker
Tot Brill		Brian Goddard
Andrew Granger		John Nicholls
Stephen Mee		Don Kotak
Roy Coley		Angela Lennox

In attendance:

Dominic Browne	Jim Johnston
David Beale	
Ann Lamin	Secretary

Note: Freedom of Information Act

This is a full set of minutes, except for any exempted items, as indicated in LRC's Publication Scheme, which is also published on this website.

		Action:
1	<p>Welcome and Apologies: The Chair welcomed everyone to the meeting.</p> <p>Apologies were received from David Seviour, Ian Lodder, Joanna Griffin-Shaw, Roman Scuplak and Ian Postlethwaite.</p> <p>Tot Brill's resignation from the board effective from the end of December 2006 was accepted with regret. Thanks and best wishes to Tot in her new role with the London Borough of Kensington and Chelsea are recorded.</p> <p>Andy Keeling, LCC will act as interim LCC representative pending the confirmation of a permanent replacement.</p>	
2	<p>Declarations of Interest: David Asch's interest through his position as Pro Vice Chancellor of De Montfort University was noted.</p>	
3	<p>Minutes of the meeting held on 18 September 2006: The minutes were agreed as circulated.</p>	
4	<p>Matters arising: Item 2: John Walker's declared interests included the Land Restoration Trust not Land Restoration Sites as recorded.</p>	

	<p>Item 3.2: A meeting of the new Residential sub group had taken place immediately prior to this meeting. See report under item 5.</p> <p>Item 4: Tot Brill would ensure that the Streets and Spaces Scheme information would be circulated to members.</p> <p>Item 11: Bovis Lendlease agreement. LCC will work in partnership with Bovis Lendlease on the St Augustine peninsula site.</p> <p>It was confirmed that LCC's Bovis Lendlease agreement applies to the Old Town project. LCC are reviewing the heads of terms agreement and the LCC ownerships in that area. Difficulties with land assembly have caused development delays. LCC will present an update to the next meeting.</p>	
5	Chief Executive's report:	
5.1	Finance Details reviewed as circulated.	
5.2	Staffing Consideration will be given to appointing temporary assistance pending the recruitment of a development manager. Difficulties are thought to include issues over the remaining employment term of LRC.	
5.3	Projects	
5.3.1	Abbey Meadows: Science Park A deadline of 30 November is to be set for finalisation of the development agreement between LCC and Creswell Estates regarding the John Ellis site.	
5.3.2	Abbey Meadows: Wolsey Island Slow sales on the Leicester Square development and affordable housing restrictions are thought to impact on Metropolitan Housing Association's plans for Abbey Lane. LCC will review the affordable housing and LCC nomination rights for the area and confer with LRC.	
5.3.3	New Business Quarter Phase 1 Details of Akeler, Cathco and Spread Eagle projects were outlined.	
5.3.4	New Business Quarter Phase 2 Progress with Network Rail and Royal Mail relocation issues were noted.	
5.3.5	Retail core LCC confirmed that work on Streets and Spaces is continuing well with two shifts a day now being worked. A continual supply of the Chinese granite is being ensured. Completion is due by March 2007. On completion, cleaning and adding a protective cover would be actioned as was always the case. There was concern that positive and factual publicity should be emphasised.	

5.3.6	<p>New Community</p> <p>A summary of the new Residential Sub-Group meeting held immediately prior to this meeting was given. There had been considerable discussion on this project. Key recommendations and comments included:</p> <ul style="list-style-type: none"> • A review of the type of housing is needed, covering the feasibility of attracting families into this area, the pre-requisite public services, and funding constraints on the latter • Inclusion of self-funding facility to attract families should be reviewed – e.g. ice rink, pool • Exit interview to be set up with H Group to determine reasons for withdrawal • LCC need to ensure provision of family accommodation and LRC support is sought • This is a difficult project that needs public sector intervention • LRC has a moral obligation to continue to support this project following an earlier review and decisions to continue to encourage potential developers • The Business Plan highlights the need for this review, with finalisation by 31 March 2007 <p>Following the Residential sub-group meeting English Partnerships confirmed support of further research on housing requirements and project development. Consideration of possible emda funding for social infrastructure should follow the review. Safety issues and provision of public sector and school facilities are essential for development of a housing area and to attract families.</p> <p>It was agreed that LRC will produce a full review for this area taking into account the comments, difficulties and obligations outlined. This item will be discussed at the next Residential sub-group meeting preceding the LRC board meeting on the 20 November.</p> <p>In the meantime, it was agreed that negotiations and discussions with prospective developers will continue.</p>	
5.3.7	<p>Waterside</p> <p>The delayed revised Traffic Assessment will be released at the end of October. Leicestershire County Council are holding a Traffic Event on Friday 20 October.</p>	
5.3.8	<p>Relocations</p> <p>It was confirmed that Priority Sites will meet with LRC over potential investment in relocation sites.</p>	
5.4	<p>LRC review</p> <p>The Steering Group anticipate appointing consultants in late November.</p>	
6	<p>Business Plan:</p> <p>The revised Plan was reviewed as circulated. The Business Plan has been submitted to Emda and is under review. Emda require a final</p>	

	<p>signed off Plan by 30 November 2006.</p> <p>It was agreed to include reference to the development of St Georges Property in the New Business Quarter.</p> <p>It was noted that a decision on City Growth Point funding was anticipated through the Three Cities Bid by the end of October.</p> <p>LCC confirmed £50,000 funding for research in 2007/8 on the opportunities for a "fourth anchor".</p> <p>Specific concerns over the New Community project were reiterated as outlined in item 5.3.6. A review and final decision on this project is required by 31 March 2007.</p> <p>Outstanding items include: A summary of resource requirements Marketing strategy and programme Risk analysis tables Outputs summary</p> <p>It was agreed that LRC would circulate the outstanding sections to board members by email for immediate comments. Subject to finalisation of comments the Chair and Chief Executive will finalise the Business Plan and submit to funders by 30 November 2006.</p>	
7	<p>Any other business:</p> <p>John Nicholls and Angela Lennox attended a dinner organised by LSEP for potential government relocators. The potential remains for attracting "small" departments and efforts to bring in relocations will continue.</p> <p>Contact has been established with developers to confirm LRC support regarding the Waterside project and a meeting with LCC has been facilitated. Thanks were expressed to LCC for their involvement. The dialogue with developers will continue.</p> <p>John Nicholls drew attention to the revolving Powerpoint presentation now operating in LRC reception area.</p> <p>The Chair proposed a follow up trip for board members around all sites within the regeneration area. This was confirmed as extremely useful and informative and will be organised.</p>	
8	<p>Date of next meeting:</p> <p>Monday 20 November 2006 at 5.00pm at Halford House</p>	