

LEICESTER REGENERATION COMPANY

Minutes of the Board Meeting held on Monday 17 January 2005 at 6.00pm at Halford House, Leicester

Present:

Neil Morris	Chairman
Angela Lennox	LeicesterShire Promotions
David Hughes	English Partnerships
Alison Simpson	EMDA
John Nicholls	Leicester Regeneration Co
Don Kotak	Bowbridge Dyeworks
Rodney Green	Leicester City Council
Stephen Mee	Stephen Mee Estates
John Plumridge	De Montfort University
Tony Hill	Leicester Mercury
Nick Townsend	Wilson Bowden
Ross Wilmott	Leicester City Council (to 7.00pm)

In attendance:

David Beale	Leicester City Council
Ann Lamin	Secretary

Note: Freedom of Information Act

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

		Action:
1	Apologies: Roy Coley The Chairman welcomed Ross Wilmott and David Beale to the meeting. It was noted with regret that Diana Chapman had resigned from project work.	
2	Declarations of Interest: John Nicholls declared an interest through his wife now working at LCC Housing Department – not connected to affordable housing matters. He had already notified the Chairman in writing. Ross Wilmott declared in an interest as a Board member of EMDA and as Leader of Leicester City Council	
3	Minutes of the meeting held on 6 December 2004 were agreed as circulated.	

	<p>Item 4 (5.2.5) John Nicholls will review with Tot Brill the possible amalgamation of the various external city centre groups and would update the Board regularly on The Shires.</p> <p>Item 4 (5.8) Cllr Wilmott confirmed agreement for ward members to join the sub groups and LRC were progressing this with Charles Poole at LCC.</p> <p>Item 4 (7) It was noted that the Memorandum and Articles of Association needed to be amended with regard to retirement by selection or lot.</p> <p>Item 5.1 LRC Event It was noted that a date should be set for the November 05 LRC update event.</p> <p>Item 6.3 EMDA John Nicholls had written to the four Leicester-based EMDA board members to suggest briefing sessions with himself and Neil Morris. He will also write to the Chief Executive Designate, Jeff Moore.</p> <p>Item 10 Transport Issues Progress was reported in the Chief Executive's report (item 5). Rodney Green anticipated a positive response from LCC. Ross Wilmott reiterated that the City and County should join together in this issue. LRC should continue to exert pressure.</p> <p>Item 11 Urban Summit John Nicholls, Neil Morris and Steve Compton were attending the Summit on 31 Jan - 2 February in Manchester. John Plumridge was attending as CABE regional representative for the East Midlands, Nick Townsend was attending for Wilson Bowden.</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS & NEIL MORRIS</p> <p>JOHN NICHOLLS</p>
Nb:	Item 6 of the agenda was discussed prior to Item 5	
5.1	<p>Board Recruitment Three candidates had been selected following interview. Neil Morris stressed that the main criteria for selection had been the value the applicant would bring to the Board, skills and networking ability. Board members confirmed the proposed appointment of:</p> <p>David Seviour Leicester Housing Association Joanna Griffin-Shaw Pick Everard Andrew Granger Andrew Granger Estate Agents</p>	

	<p>as appropriate within the sub groups.</p> <p>Neil Morris would write to the three appointees and the unsuccessful applicants.</p>	NEIL MORRIS
5.2	<p>Galileo Project : Supervisory Authority Leicester, Scotland and Wales from the UK bidding for this project at a presentation on 18 January. Ross Willmott offered use of his network of contacts for lobbying. Rodney Green suggested that LRC draft a letter from Ross Wilmott to Alistair Darling and the Director General of Transport - Robert Devereux.</p>	JOHN NICHOLLS
5.3	<p>LRC website John Nicholls recommended that Board members visit the updated LRC website.</p>	
5.4	<p>Project updates:</p> <p>Abbey Meadows Delays in securing DfES approval for decommissioning the playing fields was noted – political pressure needed to be maintained</p> <p>.</p> <p>New Community: Public Consultation had concluded, with a good turn-out and generally positive responses, and the results were being assimilated. Angela Lennox expressed concern that further debate was needed on the proposed provision of family accommodation, due to changing family requirements and market changes. Nick Townsend commented that demographics suggested a high proportion of larger accommodation. This was a national issue, and SPG should not restrict developers, who responded to market demand. Public consultation and the involvement of the new board members would contribute to the debate and determine requirements.</p>	ROSS WILLMOTT
6	<p>Business Plan</p> <p>6.1 John Nicholls presented the outline plan which was emphasised as "work in progress". Changes since the last plan included:</p> <ul style="list-style-type: none"> ▪ Development frameworks all now in place ▪ Partner resources indicated for next 3 years ▪ East Midlands Property Investment Fund ▪ Increased revenue fund prospect ▪ Risk analysis for each project ▪ Exit strategy <p>The priorities for 2005/6 were outlined:</p> <ul style="list-style-type: none"> ▪ NBQ Ph 1 and potential acquisitions/CPOs on Phase 2, plus submission to Capital Projects Review Group 	

	<ul style="list-style-type: none"> ▪ Relocations ▪ Support for LCC on Retail Circuit <p>Board views included:</p> <ul style="list-style-type: none"> ▪ More signs were needed on projects to indicate LRC existence ▪ "Too many snakes and not enough ladders" ▪ The need to show private sector investment totals 	
6.2	<p>It was agreed that a timeline, milestones and caveats should be included to monitor and achieve realistic delivery, particularly to assist chairs of sub-groups in leading their projects on behalf of the Board. Rodney Green offered support from LCC's project management experts. The target for completion was confirmed as 31 March and approval was therefore required by the Board at the February Board meeting or as soon as possible thereafter.</p>	JOHN NICHOLLS
6.3	<p>It was agreed that full discussion and review was necessary to ensure full Board ownership and support of the Business Plan. It was agreed that a Full day brainstorming/review session would be organised as soon as possible to include:</p> <ul style="list-style-type: none"> ▪ Bus tour of regeneration area - a.m. ▪ Update on all projects within the city – e.g. hospitals and cultural quarter, as well as LRC projects ▪ Brainstorming barriers and hurdles with facilitator ▪ Steering Group chairman updates on projects ▪ LCC key contacts to be invited 	JOHN NICHOLLS
6.4	<p>The justification for an increase of £50k revenue funding from each partner was discussed at length. Ross Willmott said that the additional outputs and benefits to regeneration need to be emphasised I justifying any request for increases.</p> <p>LCC had agreed an additional amount of £50k as a one off, unless the two other funders matched it on a continuing basis.</p> <p>Alison Simpson asked for details for EMDA of what difference this additional funding would make to delivery of the Masterplan.</p> <p>David Hughes confirmed that EP could agree to provide the additional funds to promote Leicestershire, fund consultancy and CPO progression.</p> <p>It was agreed that the benefits for the delivery programme should be defined and emphasised.</p>	JOHN NICHOLLS
7	<p>Freedom of Information Act and Publication Report</p> <p>The alternatives as outlined were discussed. Legal advice was to maximise the information available: it was agreed that LRC as a public funded body should make every effort to be transparent.</p>	

	<p>Steering Groups be published on the LRC website, once agreed as accurate by the subsequent Board meeting.</p> <p>Exclusions on publication should only include commercial issues and conflicts. Full minutes would continue to be circulated to Board members and proposed exclusions would be indicated before publication on the website.</p>	<p>JOHN NICHOLLS</p>
8	<p>Any other business</p> <p>Tony Hill asked for details on the Bovis LendLease agreement and progress on relevant projects with LCC and Rodney Green undertook to report to the next Board meeting.</p> <p>Thanks were expressed to Diana Chapman for her contribution to LRC and John Nicholls would write appropriately.</p> <p>Neil Morris confirmed that a bottle of champagne was still available to the best suggestion of what and how the LRC Board could do things better!</p>	<p>RODNEY GREEN</p> <p>JOHN NICHOLLS</p> <p>ALL</p>
9	<p>Next meeting</p> <p>24 February 2005 at 5.00pm at Halford House Apologies noted from Rodney Green, Tony Hill and Angela Lennox</p>	
	<p>The meeting closed at 7.45pm</p>	