

LEICESTER REGENERATION COMPANY

Minutes of the Board Meeting held on Monday 18 April 2005 at 5.00pm at Halford House

Present:

Neil Morris	Chairman
Tony Hill	Leicester Mercury Group
David Hughes	English Partnerships (from 5.20pm)
Alison Simpson	EMDA
John Nicholls	Leicester Regeneration Co
Rodney Green	Leicester City Council
Stephen Mee	Stephen Mee Estates (to 7.00pm)
Nick Townsend	Wilson Bowden
Andrew Granger	Andrew Granger & Co
Joanna Griffin-Shaw	Pick Everard
Roy Coley	Sowden Group
Angela Lennox	Leicester Shire Promotions
David Seviour	Leicester Housing Association
Don Kotak	Bowbridge Dyeworks
John Plumridge	AIMS
Ross Willmott	Leicester City Council

In attendance:

David Beale	Leicester City Council
Peter Conboy	Leicester Regeneration Co
Ann Lamin	Secretary
Alistair Reid	Leicester City Council- items 6 & 7
Eddie Tyrer	Leicester City Council- items 6 & 7

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	Apologies: None	
The meeting considered items 2, 3, 4, 5, 8, 9,10 following presentation and discussion on items 6 and 7.		
2	Declarations of Interest: There were no additional declarations of interest.	
3	Minutes of the last meeting: The minutes of the meeting held on 21 March 2005 were agreed as circulated.	
4	Matters arising:	

	<p>Item 5.1 The April URCS Chief Executives' meeting had endorsed concerns on the impact of the revised Treasury requirements on funding gaps on land acquisition and disposal. John Nicholls and another URCS CE will compile a dossier and John Nicholls will write to Patricia Hewitt as appropriate.</p> <p>Item 5.2 Finalisation of the Business Plan was in progress.</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p>
5	<p>Chief Executive Report:</p> <p>John Nicholls reviewed the report as circulated.</p> <p>(a) LCC's indication of £3.9m contribution to infrastructure and public realm works in LRC's key projects was welcomed. A report will be made to the May Board.</p> <p>(b) NILSI - there are lessons to be learnt from this regrettably unsuccessful campaign. Ross Willmott advised optimism despite disappointment and effectively "to keep trying". John Nicholls wished to place on record his thanks to Angela Lennox for her considerable work on this project.</p> <p>(c) Concern was again expressed at the continuing delays and bureaucratic requirements over acquisition of the John Ellis School site and the requirements to invest the sale proceeds into school and sports facilities. LRC would continue to exert pressure to conclude these negotiations.</p> <p>(d) Abbey Meadows West - Homebase have now withdrawn from the scheme and the alternative proposal is for a car showroom. LRC are working with Ingleby - the land value is now below cost with a resulting funding gap for services.</p> <p>Revised residential proposals to reduce density would be presented and reviewed at the May Board meeting.</p> <p>(e) English Partnerships URCS Symposium - 12/13 May 05 Board members interested in attending were asked to contact John Nicholls within 48 hours to finalise bookings.</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>PETER CONBOY</p> <p>PETER CONBOY</p> <p>BOARD MEMBERS</p>
6	<p>Leicester City Centre Access Study:</p> <p>This item was taken as the first agenda item for discussion. Alistair Reid presented the background, strategy, recommendations and considerations for the Leicester City Centre Access Study (LCCAS).</p> <p>6.1 (a) Key background points included:</p> <ul style="list-style-type: none"> ▪ 50% of people accessing the city centre do so on public transport ▪ Regeneration will add 13,000 journeys per day ▪ There are 2,000 spare car parking spaces each day ▪ Changing travel times and increased use of public transport would ease congestion 	

	<ul style="list-style-type: none"> ▪ 2006-11 Transport Plan is now linked to Regeneration and the work done already will attract more funding ▪ LCC are taking over traffic warden duties from the police and will retain the income to the benefit of the city ▪ Aylestone Park and Ride will not go ahead. The City and County Councils are working together on an alternative proposal ▪ The objectives and outcomes of the LCCAS address the issues raised by LRC - confirmed by John Nicholls. <p>(b) The strategy included:</p> <ul style="list-style-type: none"> ▪ Making best use of the existing infrastructure ▪ Eliminating conflict between modes (i.e. bus v car) ▪ Limited new build of highways ▪ Identification of demand management measures as a potential source of funding. <p>(c) Recommendations:</p> <ul style="list-style-type: none"> ▪ More and better public transport - including Streetcar which is in production and is affordable ▪ Traffic management <p>(d) Considerations:</p> <ul style="list-style-type: none"> ▪ Technical model and appraisal yet to be worked regarding the ring road ▪ Funding mechanisms to be determined – potentially Government, Developers, Councils ▪ Fiscal demand management measures to be included long term ▪ Mass Rapid Transport system - unlikely for Leicester because of lack of demand and high cost ▪ Completion of the Outer ring road would cost £35m - non-completion means drivers go through the city centre. 	
	<p>Roy Coley stressed the need to encourage businesses into the city and it was highlighted that a 10% increased use of public transport would leave capacity for businesses.</p> <p>Tony Hill proposed immediate measures of more traffic light management, and sorting the current illegal parking situation - for which the Leicester Mercury could back a campaign.</p>	
	<p>Angela Lennox, endorsed by board members, expressed concern at further delays because of modelling and questioned the effectiveness of a model.</p>	
7	<p>New Business Quarter - Framework re-consideration:</p> <p>This item was taken as the second agenda item for discussion.</p> <p>John Nicholls outlined the original proposals and the reasons these now need to be re-considered which included revised Government Transport funding options; revised Treasury rules for</p>	

7.1	<p>land acquisition and disposal and revised rules on Major Scheme Bids (MSBs).</p> <p>The choice is for LRC to approve a changed but first rate scheme that can be delivered now, or wait for funding for the original proposals to be considered, which was uncertain.</p>																	
7.3	<p>Timetable:</p> <table border="0"> <tr> <td>May 05</td> <td>Revise outline design CPRG appraisal for EMDA funding of Land assembly</td> </tr> <tr> <td>End June 05</td> <td>In principle CPO/land assembly</td> </tr> <tr> <td>October 05</td> <td>Outline planning application (with environmental impact statement)</td> </tr> <tr> <td>January 06</td> <td>OJEU for development partner</td> </tr> <tr> <td>April 06</td> <td>Land transactions complete</td> </tr> <tr> <td>July 06</td> <td>Development Agreement</td> </tr> <tr> <td>October 06</td> <td>Planning application</td> </tr> <tr> <td>June 08</td> <td>B1 space on site</td> </tr> </table> <p>Because of lead time on car parking - redevelopment of Dover Street needs to be started asap, but the board considered that taking traffic into the city centre to this parking area was not ideal.</p>	May 05	Revise outline design CPRG appraisal for EMDA funding of Land assembly	End June 05	In principle CPO/land assembly	October 05	Outline planning application (with environmental impact statement)	January 06	OJEU for development partner	April 06	Land transactions complete	July 06	Development Agreement	October 06	Planning application	June 08	B1 space on site	
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	<p>The Chairman thanked Alistair Reid and Eddie Tyrer for their presentations and contributions to discussions.</p>																	
	<p>The Board considered the redevelopment of the Station essential as a gateway to the New Business Quarter and the city. Links to London and Europe (2006) should be stressed.</p> <p>The impact of the central ring road through all the LRC areas should be considered.</p> <p>It was agreed the "journey and story" to the public needed to be carefully managed. Angela Lennox confirmed communication plans.</p> <p>Tony Hill stressed the need for quick wins to obviate the constant delays and revised plans. Ross Willmott confirmed action on the St George's Church lack of access difficulties.</p>	<p>ANGELA LENNOX</p> <p>ROSS WILLMOTT</p>																
	<p>In summary, the Board agreed:</p> <ul style="list-style-type: none"> ▪ Work on 'Plan B' to be continued ▪ Financial appraisals to be prepared producing a Single Programme Bid to EMDA which will include robust appraisals, timescales and a CPO ▪ Continued discussions with landowners, potential developers and funders, including EMPIF ▪ Continued discussions with the rail authorities on the basis of the design and appraisal work done so far. 	<p>JOHN NICHOLLS & PETER CONBOY</p>																

8	<p>Bank/BACS Authorisation:</p> <p>The Board agreed that Neil Morris as Chairman would deal as appropriate.</p>	NEIL MORRIS
9	<p>Any other Business:</p>	
9.1	Angela Lennox circulated a Communications Activity Matrix. Board members were asked to advise Angela of any issues or comments.	BOARD MEMBERS
9.2	David Hughes advised of his national secondment working on the disposal of NHS assets. David would retain his LRC board position whilst on secondment.	
9.3	Roy Coley advised that for Phase 1 Development of the New Business Quarter, all bids had been reduced by 4% because of new legislation on stamp duty.	
9.4	Tony Hill endorsed the Chairman's thanks to Angela Lennox for her considerable work on NILSI, and also wished to place on record his thanks to Roy Coley for his help and advice on the refurbishment work on the Leicester Mercury building - which was starting this week.	
9.5	Joanna Griffin-Shaw queried the linkage of New Shires West to the existing development. Ross Willmott was presenting a summary to the ProCon event on 11 May and board members were invited to attend. Ross Willmott would make the slides available to LRC for presentation to board members as appropriate.	JOHN NICHOLLS & ROSS WILLMOTT
10	<p>Next meeting:</p> <p>Monday 23 May 2005 : 5.00pm at Halford House</p>	
	There being no further business the meeting closed at 8.00pm	