

LEICESTER REGENERATION COMPANY

Minutes of the Board Meeting held on Monday 20 June 2005 at 5.00 pm at Halford House

Present:

Neil Morris	Chair
David Hughes	English Partnerships (to 6.30pm)
Brian Goddard (for Ian Lodder)	EMDA
John Nicholls	Leicester Regeneration Co
Rodney Green	Leicester City Council
Stephen Mee	Stephen Mee Estates
Nick Townsend	Wilson Bowden
Andrew Granger	Andrew Granger & Co
Roy Coley	Sowden Group
Don Kotak	Bowbridge Group
Angela Lennox	Leicester Shire Promotions
Joanna Griffin-Shaw	Pick Everard
Roman Scuplak	Leicester City Council

In attendance:

David Beale	Leicester City Council
Peter Conboy	Leicester Regeneration Co
Dominic Browne	Leicester Regeneration Co
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	Apologies: John Plumridge, David Seviour, Tony Hill The Chair welcomed Cllr Roman Scuplak to the meeting.	
2	Declarations of Interest: Following the Audit Committee recommendation, land ownership maps had been circulated to board members and outstanding replies were requested together with advice of any additional conflicts of interest. Neil Morris reiterated that if provision of this information caused a confidentiality conflict board members could confer with the chairman initially. There were no additional declarations of interest.	JOHN NICHOLLS & BOARD MEMBERS
3	Minutes of the last meeting:	

	<p>Revised minutes of the meeting held on 23 May 2005 were tabled and board members were asked to note item 6.5.4 - New Business Quarter - Phase 1 which included updated information following the board meeting. Italics had now been added to appropriate items.</p> <p>The following amendments to the tabled minutes were also noted:</p> <p>Addition: Matters arising - Item 4: Bank/BACS Authorisation: The Board were asked to note that John Nicholls and Hazel Bevins were agreed LRC signatories and the bank would be notified accordingly.</p> <p>Item 10, first sentence, should read: "LRC priorities were outlined as circulated."</p> <p>Item 8 - delete Jeff Miller and insert Andy Thomas as presenter.</p> <p>Item 6.1.1 - penultimate paragraph - amend to read: "The Board confirmed authority for Nick Townsend to approve the draft accounts subject to any amendments made, to sign the accounts (in Neil Morris's absence) and submit to EMDA by 5 June."</p> <p>Subject to the above amendments, the tabled minutes of the meeting held on 23 May 2005 were approved.</p>	
4	<p>Matters arising:</p> <p>Item 2 Declarations of Interest Following his appointment as director of EMPIF, David Hughes outlined his national secondment role which made it impractical for him to remain on the LRC Board and he therefore now confirmed his resignation. Neil Bradbury, English Partnerships Regional Director for the North-East, Yorkshire and the East Midlands was nominated to replace David. On behalf of the LRC Board the Chair thanked David for his input and support to LRC, and the Board reiterated their good wishes to David in his new role.</p> <p>Item 6.5 Relocations A detailed presentation would now be made to the July board meeting.</p> <p>Item 6.5.2 Architectural feasibility work by DLA in anticipation of the Galileo Project was on display for the meeting.</p>	
5 5.1	<p>Chief Executive's report:</p> <p>Finance EMDA have now confirmed funding of £17m and require a Business Plan each October.. LRC will adjust timing of the</p>	

	<p>Business Plan preparation and approval process accordingly.</p> <p>EMDA would not now provide the additional £50k funding requested earlier from the three funders. However, Cllr Scuplak thought it likely that £50k is still available from LCC and David Hughes confirmed that EP will consider funding of specific project work - e.g. joint funding on the CPO process or work promoting Leicestershire through LSPL.</p>	
5.2	<p>EMPIF David Hughes confirmed the EMDA site at Morledge Street is on option, not owned by EMPIF.</p>	
5.3	<p>Shires Update John Nicholls reported good and encouraging progress on the Shires project.</p>	
5.4	<p>Projects:</p> <p>5.4.1 New Business Quarter Roy Coley expressed concern over the delay in finalising contracts on Phase 1 through EMDA revising the contract conditions, and emphasised that the NBQ Steering Group was working to protect the interests of LRC. His view was that the Steering Group and EMDA should work through the LRC Chair with amendments brought through these channels. Brian Goddard confirmed that the Chair of EMDA was happy to meet with LRC at any time. Further discussion and resolution of the issues was anticipated at a meeting to be held the next day.</p> <p>Angela Lennox asked if there was an appropriate URC/EMDA working model that LRC should be working to and Brian Goddard confirmed EMDA support of URCs and LRC but reserving the right to have the final say on EMDA property.</p> <p>It was agreed that appropriate PR would be initiated when the contract on Phase 1 was complete.</p>	<p>JOHN NICHOLLS</p>
5.4.2	<p>Abbey Meadows Wolsey Island - Dominic Browne, Development Manager, outlined the proposals and work in progress. The next steps were costings and apportionment of cost to developers. Sub-Group meetings were scheduled to take place the next day and in two weeks.</p> <p>Angela Lennox asked if requirements for schools and healthcare, and traffic impact had been factored in to the proposals. It was confirmed that LCC are considering education and health. Traffic impact has been considered with work needed on road layout and junctions. An environment study will be undertaken by LCC as required by SPD.</p> <p>The Board expressed concern on the following issues:</p>	

	<ul style="list-style-type: none"> ▪ Lack of public spaces (not apparent but included in plan, proposals were still wip) ▪ High density (Viability drives density, but there is still the need to sell the units built) ▪ LRC are working with Pearmain on proposals. Bestway are submitting their own plans. Liaison on the planning framework is essential. ▪ Robust planning is essential to stop "cherry picking", and contingency planning is also recommended ▪ 11K units now planned in the LRC area - ie 20k people potentially moving/incoming ▪ Changes in demographics - new families in the city centre have 6-10 children, therefore over 50% of affordable housing needs to be four bedroom accommodation <p>It was agreed that LRCs involvement in facilitating the MHT development should be emphasised as appropriate.</p> <p>Angela Lennox recommended the Sub Group should take account of the views available of city centre dwellers over density and lack of facilities. The Sub Group would report to the July Board meeting.</p> <p>David Hughes indicated the EP Housing Study should be available for the July meeting.</p> <p>Rodney Green proposed LRC confirm any governance obligations with regard to Race equality issues.</p>	<p>DOMINIC BROWNE</p> <p>EP/JOHN NICHOLLS</p> <p>DOMINIC BROWNE</p> <p>JOHN NICHOLLS</p>
5.4.3	<p>Waterside</p> <p>David Hughes proposed and it was agreed that Nicola Marshall join the Waterside Sub Steering group. The Board agreed that the Sub Group take the decision on LRC support for the S106 contribution proposals and report to the Board as appropriate.</p>	<p>JOHN PLUMRIDGE</p>
5.5	<p>Relocations:</p> <p>A full report on relocation strategy will be presented to the July meeting.</p>	<p>JOHN NICHOLLS</p>
5.6	<p>EMDA's Regional Economic Strategy:</p> <p>A report will be presented to the July meeting.</p>	<p>JOHN NICHOLLS</p>
5.7	<p>Future Board meetings:</p> <p>It was agreed not to hold the meeting scheduled for August and decisions would be delegated to the sub groups as appropriate and necessary.</p> <p>Neil Morris gave his apologies for the September meeting and would ask John Plumridge to chair that meeting.</p> <p>It was agreed that De Montfort University present their campus</p>	<p>SUB GROUP CHAIRS</p> <p>NEIL MORRIS/ JOHN PLUMRIDGE</p>

	proposals to the September meeting.	JOHN NICHOLLS
	David Hughes left the meeting at 6.30pm	
6	<p>New Business Quarter - Phase 2:</p> <p>Peter Conboy outlined the revised proposals. The Board approved the proposals and funding of £11m had now been confirmed by EMDA. It was proposed to channel the funding through LCC and there was the potential to use EMPIF to fund the balance of land assembly.</p> <p>The development appraisal was outlined with the development value projection of £106m. Projected completion date is 2011.</p> <p>Stages included:</p> <ul style="list-style-type: none"> ▪ Demolition of St George's Tower ▪ Construction of surface car park as temporary parking for Network Rail ▪ Construction of permanent car park, office buildings and part residential ▪ Relocation of Royal Mail ▪ Inclusion of public square and public areas <p>Rodney Green expressed concern over proposed parking facilities and the level of traffic coming into the city. Arups were reviewing single access and road configuration. The City Centre Access Study is still not available as work with the County Council is still outstanding. The need to finalise requirements with Network Rail is a priority.</p>	PETER CONBOY
7	<p>Science Park - Company Structure and Land Transaction:</p> <p>John Nicholls outlined the proposed company structure which proposed that LRC would own a subsidiary company that would own land. Neil Morris and Nick Townsend had reviewed the proposals and no legal impediments were envisaged.</p> <p>Brian Goddard advised that following an EMDA board meeting held that morning it had been decided that this structure may prejudice EMDA's funding ability - i.e. EMDA cannot fund a developer, although there were no objections in principle to LRC owning land. David Hughes confirmed that this could also be the view of EP. Joanna Griffin-Shaw proposed the inclusion of risk definition to LRC in an LRC subsidiary owning land.</p> <p>It was agreed that further discussion with funding partners and legal teams would be undertaken.</p>	JOHN NICHOLLS
	<p>Incubator Units: John Nicholls confirmed that a shortlist of five developers had been drawn up following advertisements. Stephen Mee asked for confirmation that local interest had been considered. John Nicholls would check relevant confidentiality clauses and would circulate details to the board as appropriate.</p>	JOHN NICHOLLS

8	<p>Any other business:</p> <p>Andrew Granger queried progress on the recommended new Local Plan Strategy Chapter (Chief Executive's report - item 3). John Nicholls advised that LRC have appointed consultants to review the proposals and a report would be made to the July board meeting.</p>	JOHN NICHOLLS
9	<p>Next meeting:</p> <p>18 July 2005 1700 hrs at Halford House</p>	
The Executives and Observers left the meeting at 7.30pm		
10	<p>Neil Morris reviewed the discussions and proposals to the LRC Board following the HR Group meeting held immediately prior to this board meeting.</p> <p>HR Group members attending were confirmed as: Neil Morris, Angela Lennox, John Plumridge, David Hughes and Roy Coley.</p> <p>Neil Morris would action the proposals confirmed at this meeting.</p>	NEIL MORRIS
	The meeting closed at 8.00pm	