

LEICESTER REGENERATION COMPANY

Minutes of the Board Meeting held on Monday 21 March 2005 at 5.00pm at Halford House

Present:

Tony Hill	Leicester Mercury Group - meeting Chairman
David Hughes	English Partnerships
Alison Simpson	emda
John Nicholls	Leicester Regeneration Co
Jeff Miller	Leicester City Council
Stephen Mee	Stephen Mee Estates
Nick Townsend	Wilson Bowden
Andrew Granger	Andrew Granger & Co
Joanna Griffin-Shaw	Pick Everard
Roy Coley	Sowden Group

In attendance:

David Beale	Leicester City Council
Peter Conboy	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: Neil Morris, Angela Lennox, John Plumridge, Rodney Green, Don Kotak, Ross Willmott, David Seviour	
2	Declarations of Interest: There were no additional declarations of interest. The minutes of the previous meeting were amended to register English Partnership's interest in the Charles Street building and not the Science Park.	

3	<p>Minutes of the last meeting:</p> <p>The minutes of the meeting held on 24 February 2005 were agreed as circulated.</p> <p>Item 4.2 - last paragraph - was amended to note that Ross Willmott had outlined "The Midlands Way" concept - not the Three Cities concept.</p>	
4	<p>Matters arising:</p> <p>Item 4.2</p> <p>Retail Group: Tot Brill, LCC, had agreed to consider amalgamating the LRC Retail Circuit sub-group into an overall stakeholder group being organised by LCC. Terms of reference were being drawn up and the first meeting of the officer group was planned for 5 April.</p> <p>EMDA briefings: Neil Morris and John Nicholls were arranging briefing sessions with the four Leicester based new EMDA board members.</p> <p>Urban Summit - Manchester Alison Simpson circulated details on Smart Growth - The Midlands Way. Board members were asked to forward comments to John Nicholls who would consolidate these and liaise with Alison Simpson.</p> <p>Item 4.3: Galileo Project Official notification concerning the location of this project was awaited.</p>	<p>JOHN NICHOLLS & NEIL MORRIS</p> <p>JOHN NICHOLLS</p>

	<p>Item 5.1: New Business Quarter Phase 1</p> <p>David Hughes outlined Treasury requirements where there is a shortfall between cost and receipts when EP or emda buy and then sell land. In summary, a contribution from revenue is needed to compensate for write down of any such loss. Grant aid and gap funding could however be considered in the event of shortfall. Board members felt that these requirements would only serve to further delay potential purchases and discourage the public sector from releasing land until values had risen. David Hughes confirmed that long term acquisition was not part of EP strategy although there were no time limits on disposals.</p> <p>John Nicholls undertook to raise this issue on the agenda of the April URCs Chief Executives meeting. Following this it was agreed that a suitable letter be sent to Patricia Hewitt MP to outline the problems and issues.</p>	<p>JOHN NICHOLLS NEIL MORRIS</p>
	<p>Item 5.2: Lyons Review/NBQ</p> <p>A report and update on issues and developments would be presented to the April Board meeting.</p>	<p>JOHN NICHOLLS</p>
	<p>Item 5.3: Monitoring</p> <p>Bar charts on the Science Park Phase 1, and the Waterside Project were circulated. Bar charts on the remaining projects would be circulated to Board members as soon as possible.</p>	<p>JOHN NICHOLLS</p>

5	<p>Chief Executive's Report:</p> <p>Reviewed as circulated. Items discussed included:</p> <p>5.1 Projects Update:</p> <p>(a) New Business Quarter - Phase 1</p> <p>John Nicholls thanked Roy Coley for the considerable input to the developer selection process for the Police Station.</p> <p>Roy Coley tabled a paper summarising the three bids received. Copies of back-up reports are available to Board members if required.</p> <p>In summary <i>a particular developer</i> was outlined as the preferred developer and they had agreed to spec a substantial first phase. The response to the Social and Community template requirements however was poor and it was agreed that these requirements would be emphasised by LRC with them.</p> <p>John Nicholls undertook to circulate copies of both the Social and Community template and details of the sub-groups and memberships to the new LRC Board members.</p> <p>Alison Simpson confirmed that following a recent EMDA Board meeting it was confirmed in principle that EMDA would support LRC decisions on selections of developers. Following the LRC board decision, Alison Simpson would request formal EMDA Board approval.</p>	<p>JOHN NICHOLLS</p> <p>ALISON SIMPSON</p>
---	--	--

	<p>RESOLUTION:</p> <p>New Business Quarter Phase 1: The LRC Board fully considered the submissions received and Resolved that the developer should be given preferred developer status for the redevelopment of Charles Street Police Station subject to confirmation of funding, completion of legal due diligence and signature of Heads of Terms within 28 days.</p> <p>It was further agreed that Heads of Agreement should be given to the developer at the planned imminent meeting and if this Agreement was signed within 28 days, they would have three months to sign legals. Following this they would be announced as the selected developer.</p> <p>It was specifically noted that there was a need to achieve the 'Excellent' BREEAM rating, particularly to attract government relocations. David Hughes urged urban design involvement and said that commercial advice was needed in future projects to ensure partners' agreement to schemes.</p> <p>All Board members present Agreed. David Hughes of English Partnerships and Alison Simpson of EMDA abstained.</p>	<p>JOHN NICHOLLS PETER CONBOY</p>
	<p>The Chairman thanked Roy Coley and the LRC team for the work completed. Thanks were expressed also to Alison Simpson for her help and support.</p>	
	<p>New Business Quarter - Phase 2</p> <p>The Treasury rules on funding presented problems. Gap funding may be needed. The sub-group is meeting in early April and an update will be presented to the April LRC board meeting.</p>	<p>PETER CONBOY</p>

<p>(b)</p>	<p>Abbey Meadows</p> <p>DFES approval of the disposal of the John Ellis site by LCC is now being submitted to the April DFES board meeting. Approval is anticipated although there was overall concern at the further delay and the impact of a general election.</p> <p>Abbey Meadows West - Heads of Terms are in preparation with Ingleby as developers. LRC will continue discussions and will update the board at the next meeting.</p> <p>Wolsey Island - Bond Bryan Architects are presenting proposals to the April meeting of the sub-group. Nick Townsend expressed concern at the density they proposed, particularly in light of the Metropolitan Housing Association proposals. David Hughes said that EP are funding local housing market assessments on behalf of the Regional Housing Board and this was welcomed. The Metropolitan Housing Association have committed to providing a road through the site and a relocation site for the bus depot is still under review. LCC Officer recommendation for approval for the scheme is being put forward to a planning meeting to be held on 5 April.</p>	<p>JOHN NICHOLLS PETER CONBOY</p>
	<p>The Chairman reiterated that LRC's role is to ensure things happen by ensuring sequences are correct and to broker arrangements on relocations - as detailed in the LRC Business Plan.</p>	
<p>(c)</p>	<p>New Community</p> <p>Following anticipated SPG approval at the April Council Cabinet meeting, a meeting of the sub-group would review the Development Framework for approval by the LRC board at the April meeting.</p>	<p>JOHN NICHOLLS</p>
<p>(d)</p>	<p>Waterside</p> <p>Thanks were expressed to the Leicester Mercury for space given for public consultation display. The bar chart as tabled was outlined and updates would be circulated to subsequent LRC board meetings. EP would report on negotiations with British Waterways to the April board meeting.</p>	<p>JOHN NICHOLLS DAVID HUGHES</p>

5.2	<p>Business Plan:</p> <p>John Nicholls presented details of changes and updates to the Business Plan. Informal meetings with individual board members were being undertaken.</p> <p>Key points of discussion included:</p> <ul style="list-style-type: none"> ▪ EMPIF partner now announced. John Nicholls would organise a presentation to the LRC Board. ▪ Project resources were outlined ▪ Funders' priorities were outlined ▪ Exit strategy now included ▪ Board member comments received had been included ▪ Three year funding of £250k pa from each funder now needed review due to inflation and rising cost issues ▪ County relocation sites should not be precluded ▪ PR issues need care ▪ Community consultation and engagement is vital ▪ Proposed additional funding from each funder of £50k needs confirmation from EMDA and EP. <p>John Nicholls confirmed that a comprehensive redraft of the Business Plan was in process. Following discussion, the Board approved the Business Plan subject to the amendments as outlined at the presentation. John Nicholls would finalise and agree the Business Plan with Neil Morris and then forward the Plan to LRC funders.</p> <p>On behalf of the LRC Board, the Chairman thanked John Nicholls for the work undertaken on the Business Plan.</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>NEIL MORRIS</p>
5.3	<p>MIPIM</p> <p>John Nicholls outlined the benefits of attendance at this conference. Over 30 high quality contacts had been made including developers and architects and visits to Leicester had been arranged.</p> <p>Thanks were recorded to Alison Simpson and EMDA for the arrangements made.</p>	

6	<p>LRC and the Skills Agenda:</p> <p>John Nicholls outlined the proposals as circulated, including LRC arranging a conference to prompt action by responsible bodies.</p> <p>There was considerable discussion and the importance of ensuring maximum community benefit through LRC projects was emphasised and LRC's role was to ensure the skills agenda was actioned. Duplication of effort by LRC and the various agencies involved was to be avoided.</p> <p>Jeff Miller outlined work in hand by LCC and Job Centre Plus on behalf of the Leicester Economic Regeneration Partnership Project, and offered to do a paper to the Board. He welcomed the proposed LRC research.</p> <p>Nick Townsend as Chairman of LSEP felt this work was at the core of their mission and asked John Nicholls to liaise with Kishor Tailor on the proposed research and event</p>	<p>JEFF MILLER</p> <p>JOHN NICHOLLS</p>
7	<p>Leicester City Centre Access Study:</p> <p>John Nicholls outlined the details as circulated.</p> <p>The implications for NBQ Phase 2 would be reviewed following the sub-group meeting in mid April. It was agreed that Alistair Reid of LCC be invited to make a presentation to the April LRC Board.</p>	<p>JOHN NICHOLLS</p>

8	<p>Any other business:</p> <p>Science and Technology Park Peter Conboy advised that an OJEU Notice had now been placed for expressions of interest in the incubator and follow-on units. He invited Board members to refer any likely contacts to him or Andy Andryswewski at LRC.</p> <p>David Hughes would arrange for the new EMPIF Chairman to meet members of the LRC board at a future meeting.</p> <p>John Nicholls would review the agenda for the April LRC board meeting to ensure appropriate time for the many items to be discussed.</p>	<p>BOARD MEMBERS</p> <p>DAVID HUGHES</p> <p>JOHN NICHOLLS</p>
9	<p>Date of the next meeting:</p> <p>Monday 18 April 2005 5.00pm at Halford House</p>	
	<p>There being no further business the meeting closed at 7.45pm.</p>	