

**CONFIDENTIAL - DRAFT
LEICESTER REGENERATION COMPANY**

**Minutes of the Board Meeting
held on
Monday 22 January 2007 at 5.00pm at Halford House**

Present:

Andrew Granger - Meeting Chair	David Asch
John Nicholls	Andy Keeling
Joanna Griffin-Shaw	David Seviour
Nick Townsend	Ian Postlethwaite
Ian Lodder	Angela Lennox

In attendance:

Andy Andryszweski	LRC
David Beale	LRC
James Sinclair	LRC
Santokh Bansal	LCC – Development Team Liaison Officer
Ann Lamin	Secretary

Barry Pritchard	LCC	Presentation only
Alistair Leyton	WSP Gillespies	Presentation only

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.

Presentation: Leicester City Centre Development Project Phase III

Barry Pritchard, project leader, and Alistair Leyton outlined the project. Phase I – Gallowtree Gate – is complete. Phase II relates to Belvoir Street and King Street and Phase III, as presented, covers the Clock Tower and High Street.

The project aim is to improve the quality of the public realm, investing in transformation, landmarks and “brand”. The proposals for Phase III focus on re-establishing the original Roman Eastgate gateway through a landmark structure and also include a water feature. It was emphasised that the details presented were under discussion, together with maintenance issues and the relationship to the nearby entrance to the Highcross Quarter.

It was agreed that LRC will emphasise the Board's approval and recommendations for the Development Project to LCC. (See item 5.2.4)

The Chair thanked Barry Pritchard, Alistair Leyton and Andy Keeling for the information presented.

1	Welcome and apologies:	
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	<p>The meeting Chair welcomed everyone to the meeting and introduced Santokh Bansal, Liaison Officer with the LCC Development Team, working with Andy Keeling.</p> <p>Apologies were received from: Neil Morris, Stephen Mee, Don Kotak, Roy Coley and David Hughes. Roman Scuplak did not attend.</p>	
2	<p>Declarations of Interest: There were no additional declarations of interest.</p>	
3	<p>Minutes of the meeting held on 18 December 2006: The minutes of the meeting held on 18 December 2006 were confirmed as an accurate record.</p>	
4	<p>Matters arising: Bovis Lend Lease presentation: This will be arranged for the February board meeting.</p> <p>Item 1: The Board agreed the appointment of Andy Keeling of LCC to the LRC board.</p> <p>Item 5.2.6: Wharf Street – James Sinclair will circulate a brief to the February board meeting.</p> <p>Item 5.2.7: Waterside – (i) (a) The final framework Traffic Assessment has now been released by Arup.</p> <p>LRC have requested Blueprint to produce monthly reports on development progress and to make a presentation to the LRC March board meeting.</p> <p>Item 5.2.7: Waterside –(ii) Collaboration Agreement Details will be presented to the LRC February board meeting.</p> <p>Item 5.2.7: No 1 Westbridge Third line to read: Advantages include the high quality of design and quality of build, to boost Waterside regeneration and the inclusion of a high quality hotel. It was confirmed that the planning consent is time limited to three years.</p> <p>Item 5.5: Housing Gap Funding David Hughes will present an update on Communities England to the February board meeting.</p>	
5	<p>Chief Executive's Report:</p>	

5.1	<p>Finance and Staffing: It was recommended and agreed that brief explanatory comments should be added to the monthly financial schedule for variations over 20% on budget.</p> <p>The appointment of Alan Swales as a temporary consultant was noted.</p> <p>Details of the recent attempted fraud will be reviewed at the Audit Committee arranged for 26 February, and LRC procedures and risks reviewed.</p>	
5.2 5.2.1	<p>Projects: New Business Quarter: Details reviewed as circulated.</p>	
5.2.2	<p>Leicester Science Park: I – John Ellis – A revised timetable has been indicated to Intercity to ensure compliance with the project timetable. LRC reiterated the importance of liaison between DMU and UL on space requirements to inform ongoing negotiations with the site developer.</p> <p>Emda are pursuing appropriate meetings with regard to potential revenue grants and will invite LRC to those meetings.</p> <p>II – Abbey Meadows West/Ingleby – The development agreement remains under negotiation with a site investigation as the next step.</p>	
5.2.3	<p>Wolsey Island: Details reviewed as circulated.</p>	
5.2.4	<p>Retail: Streets and Spaces – The Board reiterated strong support to LCC on the project and progress made. The need for good quality design to enhance the streetscapes of Leicester was endorsed. It was agreed that there is a need to consider connecting and reconnecting visitor routes throughout the city centre, and to celebrate history and the past in a modern way. This had been endorsed through public consultation on the Master Plan.</p> <p>The concept of a sculptural ‘gateway’ marking the site of the Roman Eastgate was endorsed by the board as an attractive and important addition to the townscape, along with the proposed water feature and improved streetscape proposals. There was disappointment that these elements had apparently been deleted by LCC’s Project Board and it was agreed that LRC should write to the two LCC lead members (Roman Scuplak and John</p>	

	<p>Mugglestone) suggesting the re-insertion of these proposals.</p> <p>Ian Lodder, on behalf of emda, expressed disquiet that LRC had not been included in project meetings, as emda is a key funder and LRC its chosen delivery vehicle.</p> <p>Emda, as major funder, will also confirm support of the Eastgate proposals to LCC.</p> <p>Appropriate and comprehensive signage both from within and without the Highcross Quarter for visitors was queried and a presentation on the LCC Wayfinding Strategy will be made to the March board meeting.</p>	
5.2.5	<p>New Community: An update will be presented to the Residential Steering Group meeting on 26 February and details summarised to the February Board meeting.</p>	
5.2.6	<p>Waterside: Details reviewed as circulated.</p>	
5.2.7	<p>Relocations: No further report was received.</p>	
5.3	<p>Housing Gap funding : EU approval of extension of the gap funding mechanism to 2013 was clarified: David Hughes will provide details and updated information to the February meeting.</p> <p>English Partnerships are merging with the Housing Corporation to form Communities England, which it is understood will be operational in 2009. David Hughes will circulate details and updated information to the Board for the February meeting.</p>	
5.4	<p>Communications: Copies of the 2006 Annual Review were circulated. The increase in website hits and the value of media coverage were noted.</p> <p>Thanks were recorded to Angela Lennox and John Nicholls for the continuing PR and communications work being undertaken.</p>	
6	<p>Any other business:</p>	
6.1	<p>Business Plan 2007 – 2010: The Board agreed to note, acknowledge and accept the Business Plan as circulated.</p>	
6.2	<p>Board presentations: The Board agreed the following timetable:</p>	

	<p>a) Bovis Lend Lease February</p> <p>b) DMU – Innovation Company EM February</p> <p>c) LCC – Wayfinding Strategy March</p> <p>d) Blueprint March</p>	
6.3	<p>Audit Committee: An Audit Committee meeting will be held at 4.00pm on 26 February, immediately prior to the Board meeting at 5.00pm. It was noted that the Residential Steering Group meeting will be held at 1.45pm to 4.00pm on that day also.</p>	
	<p>The Chair thanked everyone for their attendance and attention. There being no further business, the meeting closed at 6.30pm</p>	