

LEICESTER REGENERATION COMPANY

Minutes of the Board Meeting held on Monday 23 May 2005 at 5.00 pm at Halford House

Present:

Neil Morris	Chairman
Tony Hill	Leicester Mercury Group
David Hughes	English Partnerships
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
David Seviour	Leicester Housing Assoc
Don Kotak	Bowbridge Dyeworks

In attendance:

Andy Thomas	Leicester City Council
Roger Blackmore	Leicester City Council (from 6.30pm)
Kate Reid	English Partnerships
Peter Conboy	Leicester Regeneration Co
Steve Compton	Leicester Regeneration Co
Ann Lamin	Secretary
Kishor Tailor	LSEP (Item 5)
Steve Dibnah	LSEP (Item 5)

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:
Item 5 was taken as the first agenda item: Presentation by LSEP on Government Relocation Activity		
1	<p>Apologies: John Plumridge, Angela Lennox, Joanna Griffin-Shaw</p> <p>The Chairman welcomed Roger Blackmore to the meeting who advised that Cllr Roman Scuplak would attend as LRC Board member for future meetings, with Cllr Blackmore as deputy.</p>	
2	<p>Declarations of Interest:</p> <p>Roger Blackmore as Leader of Leicester City Council, attending this meeting as a "visitor".</p>	

	<p>John Nicholls advised that the Audit Committee had reviewed corporate requirements with regard to the Freedom of Information Act. Land ownership maps would be circulated to board members who were requested to update this information together with advice of any additional conflicts of interest. Neil Morris advised that if provision of this information caused a confidentiality conflict board members could confer with the chairman initially.</p> <p>David Hughes notified his appointment as director of EMPIF.</p>	<p>JOHN NICHOLLS & BOARD MEMBERS</p>
3	<p>Minutes of the last meeting:</p> <p>The minutes of the meeting held on 18 April 2005 were approved as circulated.</p>	
4	<p>Matters arising:</p> <p>Item 4: LCC projects and Bovis Lend Lease - John Nicholls advised that LCC had confirmed their intention to continue working with Bovis Lend Lease which arrangement in their opinion offered best value. The timescale for the agreement was to be advised and was under regular review. Nick Townsend suggested that a timescale should be included in the agreement and LRC receive a regular progress report from LCC as LRC have the responsibility of ensuring redevelopment goes ahead in good time.</p> <p>Item 4: John Nicholls would pursue confirming URCs concerns on the impact of revised Treasury requirements on funding gaps on land acquisition and disposal.</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p>
5	<p>Presentation by LSEP on Government Relocation Activity: This presentation was taken as the first agenda item.</p> <p>Nick Townsend as Chairman of LSEP together with Kishor Tailor and Steve Dibnah outlined and presented detailed information on the work being done with regard to Government Relocation.</p> <p>Kishor Tailor said the attempts to improve Leicestershire's profile were paying off and LSEP were working on improving the situation regarding the shortage of land for employment use. LSEP are identifying what government departments want, and site requirements with the expectation of 25 year leases.</p> <p>LRC's role was defined as providing a formal supportive statement together with leadership/individual/ambassadorial support. Active local procurement and quality of life is required by potential government relocators. LRC were also included on appropriate LSEP working groups.</p> <p>Roy Coley expressed concern at the inclusion of reviewing out of town sites and requested that LSEP emphasise that city centre</p>	

	<p>sites would be delivered. Government relocation should take account of regeneration issues.</p> <p>Advantages to be stressed included:</p> <ul style="list-style-type: none"> ▪ Excellent rail links ▪ Availability of good schools both public and private (LSEP were preparing information on this) ▪ Business accommodation available in the city, homes available in the county <p>Potential problems included:</p> <ul style="list-style-type: none"> ▪ Difficulties in gaining commitment from developers for land 3/4 years in advance, without lease details ▪ Skills shortages - Social and Community Group are reviewing this programme and LRC will exert appropriate influence ▪ Readiness of sites - use of EMPIF was proposed ▪ Urgent need to firm up on NBQ availability <p>Nick Townsend urged promoting NBQ facilities as a business now for alternative users, without waiting for government commitment which might not come.</p> <p>The Chairman thanked Kishor Tailor and Steve Dibnah for the comprehensive update and for the work done on this project.</p>	
<p>6</p> <p>6.1</p>	<p>Chief Executive Report: Reviewed as circulated. Additional points included:</p> <p>Audit Committee Report: Following the Audit Committee meeting held immediately prior to this meeting, Nick Townsend confirmed that Alison Simpson of EMDA had resigned from EMDA and therefore the Audit Committee and the LRC Board with effect from today. Ian Lodder was proposed as EMDA representative both on the LRC Board and the Audit Committee - this was agreed by the Audit Committee and ratified by the LRC Board.</p>	
<p>6.1.1</p>	<p>George Ridgway of HLB AV Audit plc had presented the 2004/5 accounts to the Audit Committee. Copies were available for board members. Audited and approved accounts were required by EMDA by 5 June 2005. Comments included:</p> <ul style="list-style-type: none"> ▪ Confirmation of systems now in place for project management ▪ Rotation rules were being reviewed with regard to public sector members ▪ Directors and officers insurance was now in place for £2m plus defence costs ▪ The Auditors had confirmed the accounts as true and fair and would issue a formal audit certificate. <p>Board members were asked to review the accounts and submit any comments to Nick Townsend via John Nicholls by close of play on Tuesday 31 May.</p>	<p>NEIL MORRIS</p> <p>BOARD MEMBERS</p>

	<p>The Board confirmed authority for Nick Townsend to ratify the accounts subject to any comments made, to sign the accounts (in Neil Morris's absence) and submit to EMDA by 5 June.</p> <p>Nick Townsend advised that George Ridgway is retiring from HLB AV Audit plc and would be replaced by Ian Monk. The Board expressed thanks to George Ridgway for the work undertaken for LRC.</p>	NICK TOWNSEND
6.1.2	<p>Andrew Granger requested and it was agreed that John Nicholls would provide a "New Board member information pack" to the new board members. This would include the Memorandum and Articles of Association of the company; insurance certificates; declarations of interest and board and steering group membership details.</p>	JOHN NICHOLLS
6.1.3	<p>Finance: Statistics reviewed as circulated.</p>	
6.2	<p>Business Plan:</p> <p>Copies of the Business Plan were circulated to Board members.</p>	
6.3	<p>Leicester City Council:</p> <p>Roger Blackmore reviewed and confirmed agreement to the requests outlined in the report circulated. LCC were concentrating on BSF (Building Schools for the Future) attracting funds of £250m. Cllr Roman Scuplak would be the LCC representative for LRC and Cllr Blackmore confirmed total continuity and support of all regeneration programmes. Coalition councils were now "the norm" and frequent leadership changes should not be considered as unusual.</p>	
6.4	<p>Relocations:</p> <p>A detailed presentation would be made to the June Board meeting.</p>	JOHN NICHOLLS
6.5	<p>Project progress:</p>	
6.5.1	<p>5.1 Abbey Meadows - Nick Townsend agreed to review the Science Park Company Structure. Rodney Green reiterated colleagues' concern over a "with profits" company and the inclusion of NSC as board members with no financial contribution. He confirmed agreement with continuing discussions on the company structure but asked that LCC continue to be informed of developments.</p>	NICK TOWNSEND JOHN NICHOLLS
6.5.2	<p>5.2 A presentation on the architectural feasibility work by DLA in response to the Galileo project, would be made to the June meeting.</p>	JOHN NICHOLLS
6.5.3	<p>5.3 Abbey Meadows - Wolsey Island</p>	

	The LRC brokered joint Outline Design Plan and project update will be reported to the June meeting.	JOHN NICHOLLS
6.6	EMPIF: John Nicholls confirmed that the contract is now signed. Igloo would be requested to make a presentation to the July Board to include details of projects, implications and involvements.	JOHN NICHOLLS
7	New Community Development Framework: Steve Compton outlined progress on the above and a summary of the points raised at a steering group meeting held on 17 May were tabled. The Board adopted the framework as presented as fundamentally worth pursuing. A detailed report on issues raised at public consultation is available to board members. The EP Housing Market Study will provide the necessary research required regarding housing mix. The Board expressed concern on the infrastructure needed to bring families into the city centre; the housing mix; funding and attracting developers. It was considered that the new shared ownership rules being brought in by the government, public sector funding and the opportunities offered by the BSF project would both improve and give further options and there was the potential for LRC to broker the instigation of mortgage packages. The Board reiterated the importance of strict SPG for this project. Steve Compton would report progress to the June meeting.	STEVE COMPTON
8	LCC Skills Strategy: Jeff Miller outlined the report on Employment and Skills, as circulated. The Social and Community Sub Group would review the strategy at the meeting planned for 5 July and report to the board as appropriate.	ANGELA LENNOX
9	Bus Trip Report - Board site visit: This was confirmed as extremely useful and informative and future site visits were recommended. Rodney Green responded on public realm issues raised as follows: <ul style="list-style-type: none"> ▪ There are legal and health and safety issues over the bridge to West Bridge which are under review ▪ As soon as the PAC is formally agreed, signs will be erected ▪ Pressure will continue to be exerted via S106 on developers regarding litter removal and general maintenance, but willingness is needed from all parties to contribute 	

10	<p>LCC £3.9m public realm contribution:</p> <p>LRC priorities were put outlined as circulated. The Board agreed the recommendations. Rodney Green thanked LRC for the proposals which he endorsed as extremely helpful to LCC.</p>	
11	<p>Board membership changes:</p> <p>As confirmed in item 6.1 - Alison Simpson had resigned as LRC Board member following her resignation from EMDA. It was proposed and agreed that Ian Lodder represent EMDA whilst a new EMDA Regeneration Board member was appointed.</p> <p>John Nicholls confirmed that the new board members had now become members of relevant steering groups. John Nicholls and Neil Morris would review the steering group memberships and details would be circulated to board members.</p>	<p>NEIL MORRIS AND JOHN NICHOLLS</p>
12	<p>Any other business:</p> <p>Board members were asked to diarise the date of 1 November as LRC Day to be held at the Athena, Queen Street, Leicester.</p>	<p>BOARD MEMBERS</p>
13	<p>Next meeting: Monday 20 June at 17.00 hours, Halford House</p>	
	<p>There being no further business, the meeting closed at 7.45pm.</p>	