

LEICESTER REGENERATION COMPANY

**Minutes of the Board Meeting
held on Thursday 24 February 2005
at 5.00pm at Leicester City Council**

Present:

Neil Morris	Chairman
Angela Lennox	Leicester Shire Promotions
David Hughes	English Partnerships
Alison Simpson	EMDA
John Nicholls	Leicester Regeneration Co
Don Kotak	Bowbridge Dyeworks
Jeff Miller	Leicester City Council
Stephen Mee	Stephen Mee Estates
Nick Townsend	Wilson Bowden
Ross Willmott	Leicester City Council
David Seviour	Leicester Housing Association
Andrew Granger	Andrew Granger & Co
Joanna Griffin-Shaw	Pick Everard

In attendance:

David Beale	Leicester City Council
Peter Conboy	Leicester Regeneration Co
Steve Compton	Leicester Regeneration Co
Ann Lamin	Secretary

Note: Freedom of Information Act

These are 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	<p>Welcome and Apologies: The Chairman welcomed new Board members David Seviour, Andrew Granger and Joanna Griffin-Shaw.</p> <p>Apologies: Roy Coley, John Plumridge, Tony Hill, Rodney Green</p>	
2	<p>Declarations of Interest:</p> <p>John Nicholls would organise requests for Declarations of Interest from the three new board members.</p> <p>Joanna Griffin-Shaw declared an interest in that Pick Everard structural engineers are involved in the refit of St George's Tower.</p> <p>David Hughes declared English Partnership's interest in the New Business Quarter Phase One.</p> <p>Neil Morris declared an interest through KPMG working on the Business Plan for Abbey Meadows.</p>	
3	<p>Minutes of the meeting held on 17 January 2005 were agreed as circulated.</p>	
4	<p>Matters arising:</p>	

4.1	<p>Business Plan (Item 6) Due to the unavailability of many board members the planned one day review session on 25 February had been cancelled.</p> <p>It was agreed that John Nicholls would circulate electronic and hard copy of the draft Business Plan to board members and would then organise one or two evening meetings to review the Business Plan and to identify any comments and requirements prior to the March Board meeting.</p> <p>It was also agreed to organise a tour of the regeneration areas for a half day in April.</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p>
4.2	<p>(Item 4) Retail Group Tot Brill, LCC was considering our suggestion to amalgamate our Retail Circuit sub-Group with other stakeholder groups on city centre management issues.</p> <p>Ward members It was agreed that the membership of ward members within the sub steering groups would be considered after April</p> <p>Memorandum and Articles of Association Revised documents would be circulated to Board members, who need to sign up individually to the revisions, which will set out the new procedures for Board appointments</p> <p>LRC November event Event being planned for the first week in November</p> <p>EMDA briefings Neil Morris and John Nicholls were arranging briefing sessions with the four Leicester based EMDA board members</p> <p>Transport Issues Stephen Mee expressed concern on LRC's need to be kept informed about proposals and expressed considerable concern also on the ongoing delays. Ross Willmott said the Leicester City Centre Access Study was taking a strategic long term view and incorporated the road changes envisaged in our on the Waterside Development Framework. Internal consultation was essential first and public and partners consultation would follow. Traffic modelling was taking place in March.</p> <p>Nick Townsend said that the report was part funded by LRC and the proposals must underpin the Masterplan and results be made available to LRC.</p> <p>John Nicholls pointed out also the need to factor in the timing of government relocations relative to ring road issues.</p> <p>It was agreed that LRC would continue to exert pressure for resolution on these issues, with a report to the March Board.</p> <p>Urban Summit - Manchester Neil Morris confirmed that good contacts had been made and interface with leading politicians had been useful. Ross Willmott outlined the 'Smart Growth the Midlands way' concept, a government initiative actioned by EMDA. Alison Simpson undertook to circulate a brief and further information to board members for information. The consultation</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>NEIL MORRIS & JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>ALISON SIMPSON</p>

	<p>period closes in three months. Board members were asked to forward comments to John Nicholls who would consolidate these and report to the March Board meeting.</p>	<p>BOARD MEMBERS JOHN NICHOLLS</p>
4.3	<p>Galileo Project (Item 5.2) John Nicholls confirmed liaison with EMDA to secure this project at the Science Park</p>	
4.4	<p>Business Plan (Item 6.4) Revenue funding: David Hughes confirmed EP provision of an additional £50k for the promotion of Leicester. Ross Willmott confirmed the approval by LCC of an additional £50k funding. The Chairman thanked EP and LCC for their continuing support.</p>	
4.5	<p>LCC Projects (Item 8) Jeff Miller confirmed that proposals regarding Bovis LendLease would be put to LCC Cabinet in April. John Nicholls would brief Jeff on the LRC concerns. Ross Willmott advised that Cllr Draycott was dealing with this issue because of his LRC involvement, but undertook to update LRC as appropriate following the LCC Cabinet meeting.</p>	<p>JOHN NICHOLLS ROSS WILLMOTT</p>
5	<p>Chief Executive's Report:</p> <p>John Nicholls reviewed the report as circulated. Key points included:</p> <p>5.1 New Business Quarter Phase 1 - Recommendation to EMDA John Nicholls outlined the issues and recommendations in the supplementary paper circulated to Board members. He confirmed the three shortlisted developers had been asked to consider aspects of their tenders during the next three weeks, before EMDA and LRC make a selection between them.</p> <p>Board members were requested to endorse the report, including the recommendation that LRC should ask EMDA definitely not to proceed through EMPIF. Nick Townsend expressed concern that using EMPIF would raise issues of the role of EMDA in the market.</p> <p>Alison Simpson confirmed that any EMDA decision has to be based on what is best for the Masterplan and that partnership working is paramount.</p> <p>Identification of a preferred developer and negotiations should be concluded by the end of March. It was agreed that the NBQ is a gateway site, it was essential that these issues were resolved.</p> <p>Alison Simpson reiterated that Treasury rules affect both EMDA and EP in that capital spend can be funded by government funding, but any loss has to count against revenue budgets. EMDA now needs to implement risk analysis and there are many variables that need urgent consideration.</p> <p>David Hughes would explain these Treasury requirements to the next meeting.</p> <p>After considerable discussion and expressions of concern on the issues involved, the Board endorsed the recommendation to EMDA outlined in the report and agreed this should be sent to EMDA. The sub group</p>	<p>DAVID HUGHES</p> <p>JOHN NICHOLLS BOY COLEY</p>

	<p>would continue to work on these issues.</p> <p>In Roy Coley's absence, Neil Morris referred to a note from him recommending an additional three-week period for additional submissions and particularly raising his personal concerns about the decision process and responsibilities and the role of EMPIF.</p>	
5.2	<p>Lyons Review/NBQ: Issues raised included:</p> <ul style="list-style-type: none"> ▪ John Nicholls will be talking to Mosque leaders regarding concerns over any potential casino development ▪ Angela Lennox confirmed that LeicesterShire Promotions are reviewing how the City should be portrayed and Board views to Tot Brill at LCC would be useful ▪ Concern over inclusion of a casino in the NBQ with regard to attracting investors and relocations ▪ St George's Tower owners have planning permission to operate a casino - discussions with LRC are taking place ▪ Architects have confirmed that the casino floorplate cannot be incorporated into the NBQ proposed development ▪ An alternative casino site should be considered <p>It was agreed that the casino issues and proposals should be debated at the March Board meeting, or subsequently if that agenda was too crowded.</p>	<p>BOARD MEMBERS</p> <p>JOHN NICHOLLS</p>
5.3	<p>Monitoring: John Nicholls confirmed that a bar chart indicating progress on each project, as tabled for the Abbey Meadows project, would be circulated to Board members each month.</p>	<p>JOHN NICHOLLS</p>
	<p>Angela Lennox left the meeting at 7.00pm</p>	
6	<p>Abbey Meadows progress report:</p> <p>Peter Conboy and outlined the project and reviewed progress to date and the extensive work currently in hand.</p>	
6.1	<p>Abbey Meadows West - concerns and discussion points included:</p> <ul style="list-style-type: none"> ▪ The issues of viability ▪ £2m is required to provide the infrastructure ▪ One alternative would be for additional funding from LCC and EMDA ▪ EMDA cannot take any further revenue funding loss, which would result from their disposing of their land at a loss. ▪ Second alternative is not to relocate identified companies ▪ Traffic issues - Arups are working on the traffic impact, funded by Ingleby ▪ There is now increased risk in residential development - ie the apartment market is becoming saturated ▪ Issues on the provision of affordable housing need resolution - this site would provide 10% <p>It was agreed that David Hughes and Peter Conboy would further review the issues and appraisals.</p>	<p>PETER CONBOY & DAVID HUGHES</p>
6.2	<p>Wolsey Island - Reviewed and outlined. Bond Bryan Architects will present final plans to the April Board meeting</p>	<p>PETER CONBOY</p>
	<p>Dee Willmet left the meeting at 7.30pm</p>	

	Alison Simpson left the meeting at 7.30pm	
7	<p>Communications Report:</p> <p>Stephen Compton updated the Board on the following public consultation exercises. Projects and display board were available for information and review. Information packs on both projects were distributed to Board members.</p>	
7.1	<p>St Georges Community:</p> <p>Public consultation details were outlined and results as analysed so far were 84% supportive of the proposals. Key issues raised included traffic, schooling, bus routes, safety, facilities for the disabled, pollution - ie would a school in the city centre damage children's health. Requirements included good housing with the option to buy in relation to shared ownership, soundproofing, public areas, public transport, sports facilities and leisure areas. A series of meetings had been set up with owner occupiers.</p> <p>In summary the community were supportive and requested future involvement.</p> <p>John Nicholls asked that thanks be placed on record to Angela Lennox and the University of Leicester for their help in framing questionnaires and in defining public consultation methods.</p>	
7.2	<p>Waterside:</p> <p>Developer sessions were anticipated for the end of March. David Hughes confirmed the support of the EP Board who were enthusiastic about the proposals and had approved funding. Plans would now go forward to the next level.</p>	
	On behalf of Board members, Neil Morris thanked Steve Compton for his presentation and work undertaken on both projects.	
7.3	<p>John Nicholls confirmed he and Peter Conboy were attending MIPIM in Cannes in early March and were taking along brochures and option details for potential development partners.</p> <p>Angela Lennox had advised of her presentation on LRC progress to Elizabethan Society members later that evening.</p> <p>Neil Morris advised of his and John Nicholls' presentation to Thursday Club members.</p>	
8	<p>Any Other Business:</p> <p>Neil Morris confirmed his apologies for the March Board meeting. John Nicholls would confirm John Plumridge's availability to chair that meeting.</p>	JOHN NICHOLLS
9	<p>Next meetings;</p> <p>Review of Business Plan Week commencing 7 March - evening meeting to be arranged</p> <p>Tour of Regeneration area Half day in April - to be arranged</p> <p>Board meeting: Monday 24 March 2008</p>	<p>JOHN NICHOLLS</p> <p>JOHN NICHOLLS</p> <p>JOHN PLUMRIDGE</p>

	5.00pm at Halford House & Don Kotak. John Plumridge to chair	BOARD MEMBERS
	The meeting closed at 8.00pm	