

## DRAFT MINUTES

**Meeting:** Meeting of the Board of the Stockport Town Centre West Mayoral Development Corporation

**Date:** 09 October 2023

**Time:** 11.30am – 01.30pm

**Place:** Stockport MDC Office, 4-6 Grand Central, Stockport, SK1 3TA

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### **Present:**

#### Board Members

Eamonn Boylan (Chair)

Councillor Mark Hunter (Leader of Stockport Council and Liberal Democrat Group Leader)

Councillor David Meller (Labour Group Leader – Stockport Council)

Councillor Anna Charles-Jones (Independent Ratepayers Group Leader – Stockport Council)

Caroline Simpson (Chief Executive - Stockport Council)

Danielle Gillespie (Director – Homes England)

Simon Nokes (Executive Director of Strategy & Policy – Greater Manchester Combined Authority)

Simon Marshall (Private Sector Board Member)

#### Observers

Councillor Gary Lawson (Green Party Group Leader – Stockport Council)

Councillor Matt Wynne (Edgeley Community Association Group Leader – Stockport Council)

#### Officers of the Corporation

Paul Richards (Chief Executive)

Michael Cullen (Chief Finance Officer)

Jessica Greenhalgh (Corporation Solicitor (maternity cover))

Fran Jones (Head of Strategy & Operations)

### **1. Welcome and Chair's Opening Remarks**

- 1.1** The Chair welcomed those present to the Board meeting of Stockport Town Centre West Mayoral Development Corporation (MDC).
- 1.2** The Chair noted the news relating to the cancellation of HS2 north of Birmingham. The Chair noted that they are working through government strategy and will come back to leaders in the short term as to the approach in the near future.
- 1.3** The Board is recommended to agree to exclude the public and press from the meeting, in accordance with Part 1, paragraph 3 Schedule 12A of the Local Government Act 1972 (as amended), in order to consider items 7, 8, 9 and 10 on the agenda.

- 1.4** The Board agreed that the press and public be excluded from the meeting for consideration of items 7, 8, 9 and 10 on the agenda in accordance with paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended), in that such items would be likely to involve the disclosure of information relating to the business affairs of the MDC.

## **2. Apologies for Absence**

Apologies for absence received from Dr Louise Brooke-Smith, OBE and Debbie Francis.

## **3. Declarations of Interest**

- 3.1** Paul Richards declared his directorship of Stockport Hotel Management Company Limited, Stockport Exchange Phase 2 Limited and Stockport Exchange Phase 3 Limited. The companies each have an interest at Stockport Exchange as it lies within the MDC boundary. No further action required.

- 3.2** There were no other declarations of interest relevant to items on the agenda.

## **4. Minutes of the Meeting Held on 7 August 2023**

The minutes of the meeting held on 7 August 2023 were approved as a correct record, subject to a correction to paragraph 3.4 (declaration of interest of Councillor Mark Hunter).

## **5. Items of Business**

The Chair noted that appointment of members to the Board is a function reserved to the GM Mayor, in consultation with the Leader of Stockport Council. The Chair confirmed that the GM Mayor had exercised his powers to appoint Councillor Anna Charles-Jones to the Board.

## **6. Stockport 8 Mobilisation update**

- 6.1** Phil Mayall, Managing Director of Muse and director of the English Cities Fund (the investor partner and development manager for Stockport 8) (ECF) gave a presentation on the mobilisation of Stockport 8. The presentation looked at enhancing connectivity and building on the work of the MDC and Stockport Council; going on to consider the strategic objectives to improve the environment, support housing choice and the importance of social value and community engagement.

- 6.2** The Board went on to hear from Hazel Rounding, Managing Director of Shedkm; Jo Stockton, Senior Development Manager at Muse; and Max King, Project Manager at Muse. The presentations looked at social value and community engagement in more detail; considering the use of design workshops and pop ups for people to engage with development and design, highlighting that community is at the heart of the project with ground level active usage and

exploring digital connectivity. The presentation set out next steps including the intention to return to the Board in December to look at the masterplan, taking it forward into the New Year to develop through public consultation and to provide something more tangible around digital connectivity.

- 6.3** The Board thanked ECF for the work done to date and the great progress, noting the importance of consultation with the immediate community. The Board appreciated the recognition that this is an established community to work with and alongside of and highlighted the importance of bringing people along on the journey, sharing the vision with those most immediately effected. The Board considered the importance of the message going forward and the language used.
- 6.4** The Board went on to consider transport and that it had not given up on the hope of getting the metrolink extension to Stockport, which as and when it proceeds must be able to assimilate into these plans without radical re-draft. The Board also queried how the changes to HS2 and potential impact on the viaduct could influence delivery, also noting the work planned on Greek Street Bridge.
- 6.5** The Board welcomed the green economy link and green space noting that it is key that this is a green and sustainable neighbourhood going on to discuss competing tensions noting ECF's plan to use workshops to alleviate those tensions.
- 6.6** The Board expressed its hope that the programme presented is realistic as the dates seem optimistic.

## **7. Communications Strategy Refresh (Confidential)**

Minutes contained in confidential appendix.

## **8. Delivering the Strategic Business Plan Update Report (Confidential)**

Minutes contained in confidential appendix.

## **9. Development of MDC Strategic Business Plan 2024-2029 (Confidential)**

Minutes contained in confidential appendix.

## **10. Risk Register (Confidential)**

Minutes contained in confidential appendix.

## **11. Horizon Scanning**

- 11.1** Caroline Simpson provided a verbal update on Stockport's position in the national picture noting the impact of Birmingham issuing a section 114 notice. The update explained that those

authorities showing signs are way out regarding borrowing compared to spending power whilst Stockport is just above median noting the great work of our treasurer and the investments over the last 5 years. The key message is that Stockport is not in that camp noting that stability and investor confidence matters.

- 11.2** The update went on to look at the HS2 decision noting that the report from Network North was wrong and misleading creating tension due to there being no mention of Stockport metrolink; action will be taken.
- 11.3** The update considered the new hospital proposition noting that a big bid was put into the Department of Health on which we just missed out; going on to note that new models of funding are being considered for the health capital estate with Deloittes to put us on the front foot.
- 11.4** The Board noted the work required to agree a date with the GM Mayor for a round table discussion about the future of the metrolink and its extension to Stockport, trying to get a date for that before Christmas.

## **12. Any Other Business**

The Chair reported to the Board about a bursary in memorial of Lord Bob Kerslake and the Board supported the idea of a contribution to a memorial event in London.

## **13. Date of next meeting**

7 December 2023 at 11.30am.

## **14. Close of Meeting**

The meeting ended at 01.30pm.