

DRAFT MINUTES

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

Date: 07 August 2023

Time: 10.30am – 11.50am

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

Present:

Board Members

Eamonn Boylan (Chair)

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

Councillor Anna Charles-Jones (Independent Ratepayers Leader – Stockport Council) *Board member designate*

Danielle Gillespie (Director – Homes England)

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

Caroline Simpson (Chief Executive - Stockport Council)

Observers

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

Officers of the Corporation

Paul Richards (Chief Executive)

From minute 4.2 onwards, Jessica Greenhalgh (incoming Corporation Solicitor (maternity cover))

Officers of Stockport Council

Until minute 4.2, Jessica Greenhalgh (Commercial Contracts Solicitor)

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 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 David Meller to the Board.

1.3 The Chair and Board paid tribute to Lord Bob Kerslake, acknowledging his contribution to the MDC and passing on their sentiment and condolences to his family.

1.4 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 10 and 11 on the agenda.

1.5 The Board agreed that the press and public be excluded from the meeting for consideration of items 10 and 11 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

2.1 Apologies for absence received from Dr Louise Brooke-Smith, Simon Marshall, Debbie Francis, Councillor David Meller and Councillor Gary Lawson.

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 Danielle Gillespie declared her interest in item 6 (Stockport 8 Mobilisation Update) due to her position as a board member of ECF (General Partner) Limited (the investor partner and development manager on Stockport 8). No further action required.

3.3 The Chair declared his interest in item 6 (Stockport 8 Mobilisation Update) due to his former appointment as a board member of ECF (General Partner) Limited (the investor partner and development manager on Stockport 8). The Chair also declared his interest in item 7 (Metrolink: Next Stop, Stockport) due to his position as the Chief Executive of the Greater Manchester Combined Authority and Transport for Greater Manchester. No further action required.

3.4 Councillor Mark Hunter declared his interest in item 9 (Task and Finish Group Proposal) due to his wife being the Director of Communications at Manchester Metropolitan University. No further action required.

3.5 There were no other declarations of interest relevant to items on the agenda.

4. Items of Business

(a) Approval of maternity cover for Corporation Solicitor

4.1 The Chair noted that Kate Critchley (Corporation Solicitor) was now on maternity leave. The Chair proposed that Jessica Greenhalgh step in as interim Corporation Solicitor to cover her absence

and for the Board to approve her appointment by majority decision pursuant to article 11.2 of the MDC constitution.

- 4.2 The Board appointed Jessica Greenhalgh as interim Corporation Solicitor to the MDC by unanimous decision.**

(b) Approval of Councillor Matt Wynne as a Board Observer

- 4.3** The Chair proposed that Councillor Matt Wynne be formally appointed as an observer to the Board and for the Board to approve his appointment by majority decision pursuant to article 6.14 of the MDC constitution.

- 4.4 The Board appointed Councillor Matt Wynne as an Observer to the Board by unanimous decision.**

5. Minutes of the Meeting Held on 21 July 2023

The minutes of the meeting held on 21 July 2023 were approved as a correct record and the Chair was authorised to sign them.

6. Stockport 8 Mobilisation update

- 6.1** Jo Stockton, Senior Development Manager at Muse and Max King, Project Manager at Muse Places gave a presentation to update the Board on the mobilisation of Stockport 8 on behalf of the English Cities Fund (the investor partner and development manager for Stockport 8) (ECF). The presentation provided an overview of ECF noting that it had three partners (Homes England, Legal & General and Muse Places); setting out the strategic objectives for Stockport 8; and highlighting that ECF would build on the ongoing success of the Town Centre West.

- 6.2** The Board expressed their excitement about the proposal and appreciation for the interim report, flagging the importance of infrastructure (schools, clinics etc.); the need to remain inclusive with digitalisation given the Borough's older age demographic; and clarified the area for future development.

- 6.3** The presentation went on to look at sustainability, green targets and the maximisation of social value. The Board discussed the delivery of social value and engagement with entry-level students, noting the importance of establishing a timely dialogue with local schools given the duration of the project.

- 6.4** The presentation set out next steps including a further update in October and a presentation of the Masterplan at the end of the year in December to obtain Board approval before starting public consultation.

- 6.5** The Board noted it may be useful for Councillors to share network knowledge and walk round site and went on to discuss how important it is to establish and command the narrative for Stockport 8.

7. Metrolink: Next Stop, Stockport

- 7.1** The Chief Executive brought the Next Stop Stockport Cabinet report to the Board for its consideration, highlighting the importance of bringing Metrolink to Stockport and an action plan for the next few months.

- 7.2** The Board expressed its support for the report noting that the Board is keen to maximise every opportunity to make the case for Stockport. The Board noted that the Chair would attend the business summit in December, as would the GM Mayor.

8. Communications Update

- 8.1** The Chief Executive gave a presentation updating the Board on communications noting that Coverdale Barclay were reappointed to deal with local and residential communications and a fuller update would be provided to the Board in October. The presentation included a recap of the objectives, an overview of PR activity between March and July 2023 and planned activity going forward.

- 8.2** The Board reflected on the recent changes to the MDC, that there was a sense of strength in the Board noting the swift action taken to appoint the Chair and that the best tribute to Lord Bob Kerslake was to ensure that the Board did not lose momentum or waste any opportunities that he had provided.

- 8.3** The Board noted the importance of communications and the need to reach out to multiple audiences, going on to consider future events and key messages.

9. Task and Finish Group Proposal

- 9.1** The Chief Executive provided a report setting out a proposal to create two task and finish groups to focus on meanwhile use and social value, building on the work discussed at item 6 (Stockport 8 Mobilisation Update). It was proposed that members of the task and finish groups would include Board members and representatives from other organisations including the University of Manchester.

- 9.2** The Board noted that Councillor Meller would like to be involved in the meanwhile use task and finish group whilst Simon Nokes, Danielle Gillespie, Councillor Anna Charles-Jones and Councillor Hunter were happy to be involved in either task and finish group. The Board spent some time discussing useful contacts relevant to the two groups.

10. Delivering the Strategic Business Plan Update Report (Confidential)

Minutes contained in confidential appendix.

11. Risk Register (Confidential)

Minutes contained in confidential appendix.

12. Any Other Business

None.

13. Date of next meeting

9 October 2023 at 11.30am.

14. Close of Meeting

The meeting ended at 11.50am.

