

MINUTES

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

Date: 20th March 2026

Time: 1.10pm

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

PRESENT

Board members:

Lord Gavin Barwell (Chair)
Dr Louise Brooke-Smith, OBE (Private Sector Board Member)
Cllr Christine Carrigan (Labour Group Leader - Stockport Council)
Debbie Francis, OBE (Private Sector Board Member)
Cllr Mark Roberts (Leader of Stockport Council and Liberal Democrat Group Leader)

Associate members:

Cllr Joe Barratt (Bredbury and Woodley Independents Group Leader – Stockport Council)
Cllr Anna Charles-Jones (Independent Ratepayers Group Leader - Stockport Council)
Cllr Gary Lawson (Green Party Group Leader – Stockport Council)

Associate members (Officio):

Michael Cullen (Chief Executive - Stockport Council)
Andrew McIntosh (Director of Place - Greater Manchester Combined Authority)
Paul Richards (Deputy Chief Executive - Stockport Council)

1. **WELCOME AND CHAIR'S OPENING REMARKS**

Lord Barwell welcomed those present to the first board meeting of the Stockport Town Centre Mayoral Development Corporation.

2. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Danielle Gillespie, Simon Marshall and Cllr Matt Wynne.

3. **DECLARATIONS OF INTEREST**

Board members, Associate members and Associate members (Officio) were invited to declare any interests they had in any of the items on the agenda for the meeting.

The following interests were declared:

Cllr Joe Barratt	Involvement with Foodie Friday which is referred to in MDC material, notably the 2026 edition of the Unstoppable Stockport newspaper.
Paul Richards	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 which lies within the MDC boundary.

4. EXCLUSION OF THE PUBLIC AND THE PUBLIC INTEREST TEST

RESOLVED – That in order to prevent the disclosure of information which was not for publication relating to the financial or business affairs of the any particular person (including the authority), the disclosure of which would not be in the public interest, would not be fair and would be in breach of Data Protection principles, the public be excluded from the meeting during consideration of Agenda Item 4 ‘Approval of Draft Business Plan 2025-2031 and Annual Action Plan 2026-2027’ in respect of consideration of the Annual Action Plan 2026-2027 only, Agenda Item 6 ‘Delivering the Strategic Business Plan 2025-30 Update Report’ and Agenda Item 8 ‘Risk Register’.

5. ITEMS OF BUSINESS

Kate Critchley submitted a report (copies of which had been circulated) which provided details of a number of procedural items of business which were required to be noted and considered.

RESOLVED –

(1) That the appointments made by the GM Mayor as detailed in section 2 of the report be noted.

(2) That approval be given to the draft constitution, scheme of delegation and ancillary documents.

(3) To appoint the Associate Members and Associate Members (Officio) as detailed in section 4 of the report.

(3) To appoint the Officers as detailed in section 5 of the report and to note the role of the GMCA Monitoring Officer.

6. APPROVAL OF DRAFT BUSINESS PLAN 2026-31 AND THE CONFIDENTIAL ANNUAL ACTION PLAN 2026-27

Frances Jones (Head of Strategy and Operations) submitted drafts of the Business Plan 2026-31 and the confidential Annual Action Plan 2026-27 (copies of which had been circulated) and sought comments and feedback from the Board.

Under the Constitution, prior to the start of each financial year, the MDC must prepare a Business Plan. The Business Plan must be approved by the MDC prior to the start of the financial year and then submitted to, and approved by, the GMCA and the Council. The Business Plan will be adopted by the MDC and come into force following such approval by the GMCA and the Council. A confidential Annual Action Plan for 2026-27 which sets out milestones for key activity in 2026-27 sits alongside the Business Plan. The team will report to the Board on progress against the Business Plan and the Annual Action Plan.

The Board provided positive feedback overall on the draft plan, maintaining that the MDC need to push the sense of ambition whilst being realistic as to what that was. The Board discussed whether any additional information on the MDC's proposals could be provided to those in the business community. It was acknowledged that there were a number of channels that the Council has for doing this, including the Economic Alliance, the monthly business newsletter and the financial professional services network, and that these should be utilised.

The cross party support and political stability within the Council was acknowledged as being key to success.

The Board identified the foundation of delivery and credibility to date, and the need to build on this. The Board also discussed the need to identify specific sites suitable for private investment into residential schemes and the need for the MDC to assist in unlocking discussions between the private sector and registered providers. The Board stressed the delivery of social infrastructure as fundamental to the plans, but acknowledged the challenge in doing so.

The Board welcomed the emphasis in the Plan on creating connections between existing and new residents and expressed an interest in the demographic profile of residents in the new housing being created. It was agreed that the team would seek to secure this information for all completed schemes and explore opportunities to generate insight to understand what

has attracted them. This work would assist in understanding the requirements for further facilities and infrastructure.

RESOLVED -

- (1) That the content of the Business Plan was approved (subject to it being updated and finalised by the Chair as set out below);
- (2) That the Chair was authorised to finalise the Business Plan;
- (3) That the Business Plan would be adopted, subject to further approval by the GMCA and the Council (as required under the Constitution);
- (4) That the confidential Annual Action Plan was approved and would be adopted, subject to further approval by the GMCA and the Council.

7. HOLLYWOOD PARK INVESTMENT PROSPECTUS

Frances Jones (Head of Strategy and Operations) submitted the draft investment prospectus (copies of which had been circulated) and raised a number of points for discussion, primarily whether the prospectus as drafted captured the importance of the park to the wider regeneration ambitions for the town centre and beyond, and whether the right balance had been struck between vision and deliverability.

The Board provided positive feedback on the draft prospectus. The key takeaway was the need to identify what the actual ambition is for the park – is it local provision or as a ‘destination’. It was agreed that a task and finish group should be set up to work through this and provide recommendations, although it was acknowledged that the final decision would rest with the Council.

The Board highlighted the need to ensure that the town centre is being designed for families, including the park alongside active travel considerations, to facilitate safe routes for traversing the town centre. The Board requested early engagement with young people in the borough.

8. DELIVERING THE STRATEGIC BUSINESS PLAN 2025-30 UPDATE REPORT (Confidential)

Minutes contained in confidential appendix.

9. COMMUNICATIONS UPDATE

Frances Jones (Head of Strategy and Operations) delivered a presentation which updated the Board on the recent and planned communications activity,

including local and national media coverage and local outreach. The intentional increase in digital communication was highlighted. The Board noted the activity.

10. RISK REGISTER (Confidential)

Minutes contained in confidential appendix.

11. ANY OTHER BUSINESS

There was no other business.

12. CLOSE OF MEETING

The meeting closed at meeting at 2.53pm.