

MINUTES

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

Date: 11 June 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)

Debbie Francis, OBE (Private Sector Board Member)

Danielle Gillespie (Homes England)

Simon Marshall (Private Sector Board Member)

Cllr Mark Roberts (Leader of Stockport Council and Liberal Democrat Group Leader)

Associate members:

Cllr Brian Battle (Reform Party Group Leader – Stockport Council)

Cllr Asa Caton (Stockport Community Association Group Leader – Stockport Council)

Associate members (Officio):

Michael Cullen (Chief Executive - Stockport Council) (until 2.10pm)

Andrew McIntosh (Director of Place - Greater Manchester Combined Authority)

Paul Richards (Deputy Chief Executive - Stockport Council)

1. WELCOME AND OPENING REMARKS

Lord Barwell welcomed those present to the board meeting of the Stockport Town Centre Mayoral Development Corporation and particularly welcomed those in attendance for their first meeting. It was noted that Debbie Francis would be stepping down as a Board Member and Lord Barwell paid tribute to her contribution to the Board over a number of years. It was also noted that Gillian Duckworth, Monitoring Officer for GMCA was in attendance.

2. APPOINTMENT OF BOARD MEMBERS AND ASSOCIATE BOARD MEMBERS

Under the MDC Constitution, the Board must include the Leaders of each of the three largest political groups in the Council. All other Group Leaders are

appointed as Associate Board members.

The Constitution, in keeping with the enabling legislation, requires all appointments to the Board to be made by the Greater Manchester Mayor, in consultation with the Leader of the Council.

Kate Critchley (Corporation Solicitor) presented a report (copies of which had been circulated) which detailed the recent changes to the political balance of the Council and changes to the leadership of some political Groups and the subsequent changes to the Board membership of the MDC that were in the course of being implemented.

RESOLVED -

- (1) That the proposed appointment of Cllr Wise and Cllr Crix as Board members by the Greater Manchester Mayor, Andy Burnham be noted
- (2) To appoint the following Group Leaders as new Associate Board members:
 - a. Cllr Asa Caton, Stockport Community Association
 - b. Cllr Brian Battle, Reform Party

3. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Charles-Jones.

4. 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:

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.
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5. APPROVAL OF THE MINUTES

The minutes of the board meeting held on 20 March 2026 were approved as an accurate record.

6. EXCLUSION OF THE PRESS AND PUBLIC

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 8 'Transport Infrastructure Update', Agenda Item 9 'Delivering the Stockport MDC Business Plan update report' and Agenda Item 11 'Risk Register'.

7. APPROVAL OF ANNUAL GOVERNANCE RETURN AND ANNUAL REPORT 2025-26

Jonathan Davies (Chief Finance Officer) presented a report (copies of which had been circulated) detailing the requirement under the Accounts and Audit Regulations 2015 for the MDC to complete and publish an Annual Governance and Accountability Return (AGAR). This noted that legislation required the AGAR to be submitted to the MDC's appointed external auditors by 1 July 2026 along with the necessary backing documents and the commencement date for the exercise of public rights. The report also highlighted that a review of the VAT implications of staffing and cost arrangements for the MDC had been undertaken and that officers would review arrangements during 2026/27 to ensure that non staffing activities are undertaken by the most VAT-efficient organisation.

RESOLVED – that the AGAR was reviewed and approved, and the Board agreed to the following recommendations:

7.1 That the Chair and Managing Director sign section 1 - Annual Governance Statement 2025/26;

7.2 That the Chair signs section 2 – Accounting statements 2025/26;

7.3 That the period for exercise of public rights of Monday 15 June 2026 to Friday 24 July 2026 is agreed and approved;

7.4 That form 16 'Making Provision for the Exercise of Public Rights 2025-26' will be published the day prior to the commencement date of the period for exercise of public rights, which will be Friday 12 June 2026

7.5 That the review of VAT on staffing costs be noted.

The Chair and Managing Director then proceeded to sign the AGAR as follows and in the following order:

- Section 1 by the Chair and the Managing Director;
- Section 2 by the Chair.

8. TRANSPORT INFRASTRUCTURE UPDATE

Minutes contained in confidential appendix.

9. DELIVERING THE STOCKPORT MDC BUSINESS PLAN UPDATE REPORT

Minutes contained in confidential appendix.

10. 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 Board noted the activity and considered whether a key objective for future communication activity should be how the work of the MDC should provide improvements for all residents of the borough, rather than focusing only new residents in the new homes.

11. RISK REGISTER

Minutes contained in confidential appendix.

12. ANY OTHER BUSINESS

There was no other business.

13. CLOSE OF MEETING

The meeting closed at 3.05pm