

DRAFT MINUTES

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

Date: 04 December 2025

Time: 14.30 – 16.15

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

Present:

Board Members

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

Cllr Matt Wynne (Stockport Community Group Leader – Stockport Council)

Dr Louise Brooke-Smith, OBE (Private Sector Board Member) (from 14.42)

Simon Marshall (Private Sector Board Member)

Debbie Francis (Private Sector Board Member)

Associate Members & Associate Members (Officio)

Michael Cullen (Chief Executive – Stockport Council) - Associate Member (Officio)

Andrew McIntosh (Director of Place – Greater Manchester Combined Authority) - Associate Member (Officio)

Paul Richards (Deputy Chief Executive, Stockport Council) - Associate Member

Cllr Joe Barratt, Bredbury & Woodley Independents Group (from item 6) - Associate Member

Officers of the Corporation

Catherine Chilvers (Managing Director)

Jonathan Davies (Chief Finance Officer)

Kate Critchley (Corporation Solicitor)

Frances Jones (Head of Strategy and Operations)

Jessica Greenhalgh (Deputy Corporation Solicitor)

Members of the Public

Cllr Joe Barratt, Bredbury & Woodley Independents Group (up to item 5.4)

1. Election of Chair for the Meeting

- 1.1 The Managing Director recommended Simon Marshall to Chair the meeting in accordance with paragraph 6.17 of the Constitution. The Board unanimously agreed.
- 1.2 The Chair welcomed those present to the Board meeting of Stockport Town Centre West Mayoral Development Corporation (MDC).
- 1.3 The Board is recommended to agree to exclude the public and press from the meeting, in accordance with Part 1, paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended), to consider item 9 and 11 on the agenda.
- 1.4 The Board agreed that the press and public be excluded from the meeting for consideration of item 9 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

Apologies were received from, Cllr Christine Carrigan (Labour Group Leader – Stockport Council), Danielle Gillespie (Director – Homes England), Cllr Gary Lawson (Associate Member) and Cllr Anna Charles-Jones (Associate Member).

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. Approval of Minutes of the Board Meeting on 3 September 2025

The minutes of the meeting held on 3 September 2025 were accepted as an accurate record.

5. Item of Business

- 5.1 The Board were recommended to appoint Cllr Joe Barratt of Bredbury & Woodley Independents Group as an Associate Member.

- 5.2 The Corporation Solicitor provided an overview of the Board's power to appoint Associate Members and the rights of an Associate Member once appointed. The Board noted that, since its previous meeting, the Bredbury & Woodley Independents Group had been formed. Accordingly, it was recommended that Cllr Joe Barratt be appointed as an Associate Member of the MDC.
- 5.3 The Board noted that Cllr Joe Barratt consented to the appointment and the Board were able to utilise its powers at paragraph 6.14 of the Constitution to appoint him as an Associate Member.
- 5.4 **The Board unanimously agreed to exercise its powers at paragraph 6.14 of the Constitution to appoint Cllr Joe Barratt, Bredbury & Woodley Independents Group as an Associate Member.**

****Dr Louise Brooke Smith joins meeting @14.42 ****

6. Update on Greater Manchester Integrated Settlement and Investment Approach

- 6.1 Andrew McIntosh and the Managing Director of the MDC provided the Board with an update on the Greater Manchester integrated settlement and investment approach. The focus is on two interlocking areas - growing the economy and making sure people can live well. A 10-year integrated pipeline is being developed, considering places in their entirety to maximise regeneration, ensure project readiness and secure timely investment. The Delivery Capability workstream will maintain a rolling process to progress projects into the investment cycle at the appropriate stage. There is work underway to minimise reliance on grants and maximise recycling of funds to support repeated use and local economic growth. Homes England are restructuring to move away from a national team to a regional, place-based model. The intention is to use a joint integrated pipeline to provide direction to the most appropriate solution.
- 6.2 The Board noted the update and the good news that £41.3m awarded from the Good Growth Fund into the Stockport 8 development with £15m investment into Fletcher Street.
- 6.3 It was further noted that the next Business Plan will broaden its scope and adopt a different approach to funding, driving forward innovative dialogue and investment despite some uncertainties.
- 6.4 The Board noted the importance of public and private sector capital funding, recognising that private sector 'de-risking' is not solely financial and requires robust planning. Discussion also covered the definition of health infrastructure from a leisure

perspective, highlighting both hard and soft elements and the value of a holistic approach including green spaces, communal areas and sports facilities.

- 6.5 The Managing Director highlighted the need to increase private-sector investment relative to public funding and asked the Board to consider the actions and attributes required to maintain investor confidence in Stockport.

7. One Stockport Construction Hub and Mobilisation Update

- 7.1 Frances Jones (Head of Strategy and Operations) updated the Board on the Construction Hub, which has been designed with partners to connect residents and businesses to opportunities in Stockport. The update highlighted inclusion challenges in the sector and the need for a system-wide, accessible approach that supports industry growth. The Construction Hub aims to act as a practical bridge between people seeking opportunities and those recruiting. A 12-month test phase is underway with the next steps including the creation of a Hub Steering Group, which is due to meet for the first time in January 2026.
- 7.2 The Board discussed involvement of professional bodies and suggested that wider collaboration (e.g. RICS) could support resource and the sharing of best practice. The Board also noted that the biggest challenge is accessing supply chains.

8. Proposed Expansion of the Mayoral Development Area and Creation of Stockport Town Centre MDC

- 8.1 Frances Jones (Head of Strategy and Operations) provided an update to the Board on the technical expansion of the MDC. Following the previous Board meeting, the GMCA and Stockport Council have formally supported the expansion; and the Greater Manchester Mayor wrote to the Secretary of State in October. The Statutory Instrument to expand the MDC is expected to be laid before Parliament in February, triggering a 40-day process with formal sign off expected in March / April. Once the new entity is established, a further application will be made to disestablish the current MDC.
- 8.2 The Board noted the update.

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

Minutes contained in confidential appendix.

10. Communications Update

- 10.1 Frances Jones (Head of Strategy and Operations) provided a communications update, noting strong mainstream, regional and national coverage, including a positive feature in the Daily Mirror. GM Good Growth Fund announcements have seen great coverage. Digital communications work continues, with a website update due in March and increased focus on LinkedIn. The update went on to outline upcoming announcements and coverage.
- 10.2 The Board discussed the need for clearer communication to residents about MDC activity, rather than relying on Ward Councillors. It was highlighted that messaging should better address private residents, and that communications around the draft Local Plan should reinforce the commitment to brownfield land.

11. Risk Register (Confidential)

Minutes contained in confidential appendix.

12. Any Other Business

- 12.1 The Board noted that updated national deprivation data shows the expanded MDC area will include the most deprived area in GM. The Board stressed the importance of ensuring MDC activity improves outcomes for residents; avoids entrenching disadvantage; and is clearly inclusive of existing communities. It was also acknowledged that overall deprivation levels in Stockport have improved.
- 12.2 The Board noted that the index reflects crime, health, employment and living environment rather than affluence, with the least deprived area in Stockport being Cheadle Hulme which is mainly due to access to schools. It was also highlighted that Stockport is now relatively less deprived overall which means our needs assessment for government funds reduces despite significant local disparities.
- 12.3 The Board went on to discuss Lancashire Hill, noting ongoing work sits outside the MDC remit. It was noted that initiatives like the Construction Hub can extend benefits beyond the boundary.
- 12.4 The Chair thanked the team for their efforts.

13. Close of Meeting

The meeting ended at 16.15.