FINAL MINUTES

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

Date: **13 September 2024**

Time: **03.00pm – 04.30pm**

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)
Michael Cullen (Chief Executive - Stockport Council)
Danielle Gillespie (Director – Homes England)
Andrew MacIntosh (Director of Place – Greater Manchester Combined Authority)
Dr Louise Brooke-Smith, OBE (Private Sector Board Member)
Simon Marshall (Private Sector Board Member) (remotely)
Debbie Francis (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)
Jonathan Davies (Chief Finance Officer - proposed)
Jessica Greenhalgh (Corporation Solicitor)
Frances Jones (Head of Strategy and 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 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), in order to consider items 9 and 13 on the agenda.

1.3 The Board agreed that the press and public be excluded from the meeting for consideration of items 9 and 13 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 Councillor David Meller (Labour Group Leader – Stockport Council) and Councillor Anna Charles-Jones (Independent Ratepayers Group Leader – Stockport Council).

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

4. Approval of Minutes of the Meeting Held on 6 June 2024

The minutes of the meeting held on 6 June 2024 were accepted as an accurate record.

5. Items of Business

a) **The Board confirmed the appointment of Michael Cullen, Chief Executive of Stockport Council as a member of the Board; and the appointment of Andrew MacIntosh as a member of the Board representing GMCA.**

b) The Board considered a recommendation to appoint Jonathan Davies as interim Finance Director for the MDC, pending recruitment of a permanent Section 151 officer for Stockport Council. **The Board confirmed the appointment of Jonathan Davies as the interim Finance Director for the MDC.**

6. Stockport 8 Update

6.1 Joe Stockton and Max King from the English Cities Fund (ECF) presented an update on Stockport 8, noting that the presentation had been circulated to the Board in advance of the meeting. The presentation included an overview of feedback received from the community and subsequent updates to the masterplan. It was noted that the team are now updating the final masterplan which will form part of the planning application and will return to the Board in March with a proposal for contractor partners.

6.2 The Board discussed the balance between cycle and car parking spaces, noting that the current proposal is consistent with planning requirements and the investor market has confirmed that the balance is sufficient. The Board went on to consider cycle and pedestrian mix used highways noting that there is a strong preference for segregated cycle lanes and pedestrian sections running parallel. The Board considered parking enforcement regimes, noting that it is an ongoing conversation and something that can be reflected upon with future phases of the development.

6.3 The Board went on to consider the proportion of family homes that will be available, balancing the demand for such homes against losing density with the number delivered. It was agreed to come back to the Board with a breakdown of accommodation to provide some numbers.

6.4 The Board noted the repeated use of 'Viaduct' in the presentation and it was confirmed that there is flexibility around the name used.

6.5 The Bord discussed challenges around short term lets (such as air BNB) and their influence on communities, it was noted that some developer's are willing to place a covenant on the land but not many. It was agreed that the MDC team would look into whether any research had been carried out on this point and if so how it had been addressed.

6.6 It was noted that the MDC team were looking into questions around accessibility that had been raised, highlighting the access consultation on the scheme.

6.7 The Board thanked the ECF team for their good work.

7. Draft MDC Social Value Framework

7.1 Fran Jones (MDC Head of Strategy and Operations) provided feedback from the Social Value Task & Finish Group. The discussions centred around two specific areas (1) the type of spend needed to allow something long term and transformational; and (2) how to influence different spend around the MDC which we do not have a direct lever over.

7.2 The Board noted that the key here is requiring activity that goes above and beyond the minimum requirements and went on to consider the recently announced delay to the commencement of the Procurement Act 2023 to allow for further work on social value.

7.3 The Board went onto discuss the Real Living Wage and the GM Good Employment Charter and how to ensure all contractors (not just key partners) adhere to the same values. It was noted that although requirements can be placed in contracts, they are not always enforced.

7.4 Fran Jones continued the presentation, looking at implementation routes through the construction hub and the social infrastructure model to mandate an approach locally as much as possible.

7.5 The Board noted that the team would report back more fully on the work relating to Hollywood Park in December and provided its support to the preparation of a public facing document.

8. Digital Technology – Innovation Deep Dive Update Report

8.1 Fran Jones (MDC Head of Strategy and Operations) presented on 'Digitally enabled places: Innovation Deep Dive'. The MDC commissioned WSP to help develop an overarching approach to digital innovation which identified opportunities that are achievable over the next 12-18 months, noting that data stewardship and ethics are a key part of the work.

8.2 The Board highlighted the need to set the groundwork now to achieve opportunities in the future, noting the need for space within infrastructure provisions to allow access for new technology. The Board agreed to look for any learning that can be shared from past experience.

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

Minutes contained in confidential appendix.

10. Communications Update

10.1 Fran Jones (MDC Head of Strategy and Operations) and Andrea Lingley (Assistant Director of Communications and Engagement for Stockport Council) presented an update on PR activity from May 2024 to August 2024. Highlighting that the final draft of the Unstoppable Stockport brochure promoting the town centre would go to print next week; and updating the Board on the MDC celebration event to promote the 5 years of the MDC campaign.

10.2 The Board discussed the success of the model used to deliver Stockport Interchange and the upcoming opportunities with the budget re-set moment in Spring and signals that the government want to move this way.

10.3 The Board discussed the MDC's 5 year anniversary and the importance of ensuring all the right people are involved including all of the Borough's MPs, the relevant people from the GMCA and ministers.

STOCKPORT MDC

10.4 The Board went on to consider the Unstoppable Stockport brochure and confirmed that there will be a welcome pack for residents when they move in that encompasses more than just a brochure. It was noted that this is being worked on with agents managing the relevant schemes and the team would work with Stockport Council's comms team to provide more information.

11. External Governance Review Report – Update

11.1 Fran Jones (MDC Head of Strategy and Operations) provided a verbal update on the external governance review report that is currently with Manchester City Council. The team will report back with a further update in December.

11.2 The Board noted the update and confirmed they had no questions.

12. Chair and Chief Executive Recruitment

12.1 The Chief Executive of the MDC provided a verbal update on the recruitment of the new MDC Chief Executive and Chair. In relation to the Chair it was noted that recruitment is drawing to a close on the soft testing phase with the hope to have an update for the Board over the course of the next couple of weeks. In relation to the recruitment of a new Chief Executive, recruiters are being approached but it is unlikely that there will be a replacement before March 2024.

12.2 The Board noted the update.

13. Risk Register (Confidential)

Minutes contained in confidential appendix

14. Any Other Business

It was noted that Anne Kerslake was keen to be part of the award process and the team would put together a proposal for her.

15. Close of Meeting

The meeting ended at 04.30pm.