# FINAL MINUTES

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

**Date:** **5 December 2024**

**Time:** **02.00pm – 04.00pm**

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

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**Present:**

Board Members
Eamonn Boylan (Chair)
Cllr David Meller (Labour Group Leader – Stockport Council) (remotely)
Cllr Anna Charles-Jones (Independent Ratepayers Group Leader – Stockport Council)
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)
Debbie Francis (Private Sector Board Member)

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

Officers of the Corporation
Paul Richards (Chief Executive)
Jonathan Davies (Chief Finance Officer)
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), to consider item 10 and item 13 on the agenda.

**1.3** The Board agreed that the press and public be excluded from the meeting for consideration of item 10 and item 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 Mark Hunter (Leader of Stockport Council and Liberal Democrat Group Leader), Simon Marshall (Private Sector Board Member) and Councillor Gary Lawson (Green Party 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 13 September 2024

The minutes of the meeting held on 13 September 2024 were accepted as an accurate record.

## 5. Items of Business

### a) Renewal of Private Sector Board Member appointments

Dr Louise Brooke-Smith and Debbie Francis exited the room whilst the Board discussed the reappointment of the private sector board members. The remaining members of the Board expressed unanimous support for the reappointment and accompanying terms proposed. Dr Louise Brooke-Smith and Debbie Francis then re-entered the room.

## 6. Town Centre East Strategic Regeneration Framework

**6.1** CBRE presented to the Board about their work on the Stockport East Strategic Regeneration Framework (**SRF**). As part of the presentation CBRE provided an overview about what the SRF is and the objectives of CBRE's commission. The presentation went on to set out next steps, coming back to the Board with a progress update in February.

**6.2** At the Board's request, CBRE discussed the key challenges to date such as technical challenges around permeability and connectivity (East to West).

**6.3** The Board discussed the boundary and considered whether Lancashire Hill should be included, the MDC team agreed to take it away and come back to the Board later.

**6.4** The Board went on to reflect on the work carried out on Town Centre West, highlighting the need to ensure commitment and real buy in to the SRF for Town Centre East. The Board flagged the importance of genuine consultation and considered how the SRF will feed into the local plan querying whether, if more formal, it would give certainty to investors. It was noted that the SRF is guidance and direction in advance of the local plan coming into force adopting the same approach as on Town Centre West which did not present a problem to investors/developers.

**6.5** The Board went on to discuss the topography of Stockport and the need to take into consideration those who are difficult of mobility as early as possible, particularly when connecting different sites.

**6.6** The Board noted the need to keep a careful look at demography and its impact on the need for school places.

## 7. External Governance Review Interim Findings

**7.1** Laura Gledhill and Daniel Howard from Manchester City Council Legal Services (**MCC**) joined the meeting to present the findings of their desktop governance review of the MDC. The MCC team provided a high-level overview of the presentation that was shared with the Board in advance of the meeting. The MCC team noted good practice in the MDC and good compliance with obligations, flagging some areas where procedure could be strengthened.

**7.2** The Board noted that the draft report prepared by MCC needed some clarification and that it would be shared with the Board once finalised along with an action plan as to how each of MCC's recommendations would be addressed.

**7.3** The Board discussed the role of substitutes and noted that the use of substitutes had not been extended to members who are leaders of political groups to ensure the MDC has representation from the most senior people. The Board also discussed having a town centre representative on the Board and it was noted that the political representatives are appointed due to being leaders of a group not because of the wards they represent.

**7.4** The Board considered how to increase transparency and noted the need to continually review how it captures the business voice.

## 8. Social Infrastructure Pathfinder – What if? Café, Hollywood Park

STOCKPORT MDC

**8.1** Fran Jones (MDC Head of Strategy and Operations) presented to the Board on The What if? Café at Hollywood Park. The presentation highlighted the objectives of the project and what it achieved. The presentation went on to update the Board on the second phase of the project, confirming that the next tranche of funds from Stockport 8 would continue into next year, setting out the timeline for 24-25

## 9. Stockport 8 Update

**9.1** Laura Green (Head of Development and Regeneration – Stockport Council) provided a verbal update on the Stockport 8 scheme, highlights included submission of the planning application for 1,300 homes; the high-quality submissions received from contractors; and the progress around social value.

**9.2** The Board noted the positive news and the impact of the pop-up shop on residents. It was confirmed to the Board that Hollywood Park remains a key asset on the team's radar.

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

Minutes contained in confidential appendix.

## 11. Communications Update

**11.1** Fran Jones (MDC Head of Strategy and Operations) provided an update on communications, the update included a recap on objectives, a summary of third-party announcements, the 5 years of Stockport MDC celebration event and a run through of planned activity.

## 12. Chair and Chief Executive Recruitment

**12.1** The Chief Executive of the MDC provided an update on recruitment, confirming that an advert had gone out for the Chief Executive replacement with a view to holding interviews in January.

**12.2** In relation to the Chair's appointment, it was noted that the process was underway and once the Board were comfortable with the shortlist of candidates it would be sent to the GM Mayor as appointment of the Chair sits with him.

## 13. Risk Register (Confidential)

Minutes contained in confidential appendix.

## 14. Reflections of Eamonn Boylan as Outgoing Chair

**14.1** The Chair reflected on his time with the Board, that he had enjoyed working with the team and that the MDC should be proud of what they have achieved and be ambitious for what they do next. The Chair also welcomed the all-party commitment to delivery of growth of the town centre.

**14.2** The Board thanked the Chair for his role and involvement.

## 15. Any Other Business

The Board noted that a poll would follow with dates for meetings through to December 2025.

## 16. Close of Meeting

The meeting ended at 04.00pm.