



WnDC Public Board Minutes

Present

John Markham (JM) (Chair)
John Weir (JW) (Vice Chair)
Cllr. Joy Capstick (JC)
Cllr. Richard Church (RC)
David Dickinson (DD)
John Farrow (JF)
Cllr. Chris Millar (CM)
Ann Tate (AT)
Cllr. Tony Woods (TW)

In attendance:

Peter Mawson (PM) Chief Executive

Roger Mendonca (RM) Chief Operating Officer & Deputy Chief Executive

Ann Battom (AB) - Head of Finance & Resources

Adrian Arnold (AA) - Director of Planning Services

Chris Garden (CG) – Director of Regeneration and Development

Charles Amies – (HCA)

Gail Mathers (GM) – Secretary to the Board

Rhea Keehn (RK) – Governance, Policy and Communications Officer

Paper Reference: 2010-01-03-01

Minutes from Board Meeting held at the

Heroes Lounge
Franklins Gardens
Northampton
NN5 5WU

2.00 pm

7 December 2010

Paper reference	Minutes	Action
1. n/a	<p>Apologies</p> <p>Apologies were received from Cllr. Sandra Barnes, Cllr. Jim Harker, Nick Thompson, Tim Coburn, William Allen, Hilary Chipping, Sajeeda Rose and Paul Southworth.</p>	
2. n/a	<p>Declaration of Interests</p> <ul style="list-style-type: none"> • JM and DD declared a personal non-prejudicial interest as members of the NEL Board. • RC declared a personal non-prejudicial interest on Agenda Items 5 and 7. 	
3. Paper Ref. 2010-08-03-01	<p>Minutes</p> <p>IT WAS RESOLVED THAT:</p> <p>The minutes are approved as a true and accurate record of the meeting held on 2 November 2010.</p>	
4. n/a	<p>Matters arising – None.</p>	
5. Paper Ref. 2010-08-05-01	<p>Chief Executive's Report</p> <p>PM introduced the report which provides a general update on the progress WNDC has made regarding the growth and regeneration of Northampton, Daventry and Towcester.</p> <p>Working with Government</p> <p>5.1 WNDC is working closely with Government to secure investment in the growth and regeneration of this area.</p> <p>5.2 Alongside these discussions we are finalising the Corporate Plan focusing mainly on the redevelopment of the Grosvenor Centre, Castle Station, Waterside, Avon/Nunn Mills and St John's/Angel Street as well as the regeneration of Towcester and Daventry.</p> <p>5.3 Our sponsor department is preparing the legislation to amend WNDC's planning powers. This is on schedule to take place in April next year, raising the threshold for applications to be determined by WNDC from 50 homes to</p>	

200.

Progress through Partnership

- 5.4 The procurement process for the Moat Lane Development is due to take place on the 10 December 2010. 6 companies have been shorted listed to submit their proposals for the scheme.
- 5.5 Stronger Communities Fund has been awarding grants to voluntary and not for profit groups across the area.
- 5.6 The Friends of the Racecourse were the recipients of WNDC's Stronger Communities Award at the annual Northamptonshire Community Foundation Awards in November. The award was presented by our Chairman and recognised the excellent work undertaken in the enhancement of the park, following a £17,339 grant from the Stronger Communities Fund.
- 5.7 The official unveiling of the latest improvements to Northampton Becket's Park took place on the 25 November. Two unique sculptures known as 'clamber art' have been installed encouraging people to climb, play or sit on.
- 5.8 Construction Futures continues to grow from strength to strength. Apprenticeships have been secured for local people on the former Pearce Leatherworks site in Great Billing.
- 5.9 Communications over the last six weeks included working closely with the local, national and specialist media to help raise awareness in our key initiatives. Interviews with local BBC television featured the redevelopment of Castle Station and articles appeared in trade publications about the iCon Innovation Centre.

IT WAS RESOLVED THAT THE BOARD :

- 1. **Note** the progress WNDC has made regarding the growth and regeneration of Northampton, Daventry and Towcester.

<p>6. Paper Ref. 2010-08-06-01</p>	<p>Finance</p> <p>AB introduced the report. In discussion the following points were made:</p> <p>Growth Fund</p> <p>6.1 Nearly £6m has been invested in West Northamptonshire projects to 30 November 2010.</p> <p>WNDC Management Report & Accounts</p> <p>6.2 Noted the financial statements for the period under review to 31 October 2010.</p> <p>S106 Report</p> <p>6.3 A summary showing S106 monies received to date of which £2.564m has been invested as at 30 November 2010 was tabled for information.</p> <p>6.4 WNDC has submitted a final Protocol to NBC which will enable further investment of S106 monies held.</p> <p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Note the report. 2. Note that the Corporate Seal has not been used in the period. 	
<p>7. Paper Ref. 2010-08-07-01</p>	<p>Regeneration & Development and Implementation & Delivery</p> <p>CG reported that WNDC continues to make progress across all regeneration projects. In discussion the following points were made:</p> <p>Summary</p> <p>7.1 Noted that Sandy Lane Improvement North is scheduled to open before Christmas. Discussions continue with HCA and Redrow Homes regarding the final phase of road that will connect Sandy Lane Improvement North to the first phase of the Sandy Lane Relief Road.</p> <p>7.2 London Road/Ransome Road junction improvement and Becket's Park Marina Facilities Building are due to start on site in January 2011.</p>	

<p>Paper Ref. 2010-08-07-02</p>	<p>Tax Incremental Financing (TIF)</p> <p>7.3 The government has recently announced proposals for a new mechanism for funding projects – Tax Incremental Financing (TIF). The (TIF) model looks to secure additional future income generated by business rates from new development in order to finance the up-front investment required by the project.</p> <p>7.4 Work is being undertaken by WNDP involving Northampton Borough Council and CB Richard Ellis to explore the use of TIF for the Waterside and Grosvenor Centre projects.</p> <p>IT WAS RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Note the progress being made on key regeneration and development projects. <p>Construction Futures</p> <p>7.5 Construction Futures is currently funded by ERDF and this funding stream continues until the end of 2013. The intention is for Construction Futures to continue providing this service not only to the Public Sector but also extending it to the private sector markets to generate and secure fee income beyond the end of 2013.</p> <p>7.6 The report recommends that Construction Futures targets and actively markets the private market sector to allow financial resourcing post ERDF funding.</p> <p>The Board noted the report.</p>	
<p>Paper Ref. 2010-08-07-03</p>	<p>Regional Growth Fund (Round One) Bid: Northampton Rail and Business Hub</p> <p>7.7 A presentation on the Regional Growth Fund (RGF) which is a £1.4billion fund that will operate for 3 years between 2011 and 2014 was given to the Board. It is proposed that the bid is focused on the Castle Station area.</p>	

	<ul style="list-style-type: none"> • School provision and management of the private car. • The “regeneration” strategic objective should include the role that residential development can play in regeneration. • The “destination of choice” strategic objective should make reference to the role of the Waterside. • Design codes should be prepared for key sites within the town centre. • Heavy rail should not be the preferred use for the corridor between Brackmills and Castle Station. • The approach to parking should not act as a barrier to attracting office development on the key town centre sites. • Broad support for office and retail development proposals across the town centre. • Need for flexibility to recognise potential changes in economic circumstance. • Need to make reference to Regional Growth Funding, European Funding and Tax Incremental Financing. <p>IT HAS BEEN RESOLVED THAT THE BOARD:</p> <ol style="list-style-type: none"> 1. Approve the paper as set out as WNDC’s formal response on the CAAP – pre-submission draft. 	
<p>9. Paper Ref. 2010-08-09-01</p>	<p>Operations</p> <p>RM introduced the report and the following points were made in discussion:</p> <p style="padding-left: 40px;">Health & Safety</p> <p>9.1 There were no accidents or near misses to report.</p> <p style="padding-left: 40px;">Business Continuity</p> <p>9.2 A plan has been developed to enable WNDC to recover</p>	

	<p>effectively in the event of an emergency or disaster. Recovery plans will be put in place to cover all eventualities and will be tested in the New Year.</p> <p>Freedom of Information (FOI)</p> <p>9.3 16 FOI requests have been received since September 2010 on issues concerning senior staff bonuses, entertainment and business travel and the St Crispins planning application. All have been responded to on time.</p> <p>The Board noted the report.</p>	
<p>10. Paper Ref. 2010-08-10-10</p>	<p>Future meeting dates</p> <p>WNDC Board & Committee dates</p> <p>10.1 Noted that the final WNDC Board and Committee dates were circulated to the Board for consideration and information.</p> <p>The Board noted the report.</p>	
<p>11.</p>	<p>A.O.B.</p> <p>The Chairman extended his thanks to AT, DD and JF for their invaluable contribution to WNDC over the past six years and wished them well for the future.</p>	
<p>12.</p>	<p>There being no further business the meeting closed at 15:15</p> <p>Gail Mathers</p> <p>Board Secretary</p> <p>7 December 2010</p> <p>Signed by the Chairman:</p> <p>Dated:</p>	