

Southborough Hub Meeting

Minutes of meeting held on 30 September 2014 at Southborough Town Council Offices

Present:

Cllr Peter Oakford (PO) – STC (Chairman)
 Cllr Glenn Lester (GL) – STC
 Cllr Jackie Prance (JP) - STC
 Brenda Wickens (BJW) - STC
 David Candlin (DC) - TWBC
 Bartholomew Wren (BW) - TWBC
 Murray Evans (ME) - KCC
 Veronica Dorset (VD) – KCC
 Joe Reidy (JR) – KCC
 Jonathan White (JW) – KCC

Apologies:

Cllr Jacqui Jedrejewski (JJ) – STC
 Cllr Stephanie Williams (SW) - STC
 Cllr David Elliott (DE) – TWBC

1. Minutes of last meeting and matters arising	Action By
<p>PO opened the meeting thanking partners for their attendance. The minutes of the meeting on 02.09.2014 were reviewed. BW noted the proposed amendments.</p>	<p>BW to amend and finalise minutes.</p>
2. Updated communications plan	
<p>BW explained that the communications plan had been updated to reflect current project requirements. It was acknowledged that the scope of the document did not cover BJW's liaison concerning the project with members of the public / interest groups.</p> <p>BJW requested support from TWBC concerning FOI enquiries. Brenda confirmed that 3 lengthy FOI enquiries had been received.</p> <p>PO confirmed that all numeric data, floorspace figures etc. as outlined in the Pick Everard report are commercially sensitive and are exempt from FOI disclosure.</p> <p>The revised communications plan was agreed with revised key messages as follows:</p> <ul style="list-style-type: none"> • To include the approved STC full Council motion of 25 September – <i>'Southborough Town Council agree to develop land options with Kent County Council over the development of the Hub, and that design work is progressed towards a viable option'</i>. • To include <i>'Partners are wishing to re-provide community facilities including theatre and football facilities within purpose built new premises at the heart of Southborough'</i>. • Revision of <i>'The progression of the masterplan will be supported by a further public exhibition prior to the submission of a planning</i> 	<p>DC to discuss internally at TWBC.</p> <p>BW to update draft communications plan</p>

<p><i>application'</i>, to make it more community focused.</p>	
<p>3. Planning and documenting</p>	
<p>PO wished to put the Pick Everard options report into the public domain.</p> <p>PO explained that he wished to further progress the project through STC full council in October, including the confirmation of development agreements. DC confirmed that a cabinet decision would be required by TWBC before agreements could be confirmed. DC wished to confirm how land values, claw back and development value equalisation would be managed? JR expressed that the handling of these matters is to be confirmed. JW confirmed that the signing of options would require a key decision for KCC and recommended that further advice was sought from Louise Whittaker internally.</p>	<p>JR to ask Pick Everard for a document suitable for release.</p> <p>DC, JR and JW to progress related discussions internally at TWBC and KCC.</p>
<p>4. Timelines for the project</p>	
<p>JR is wishing to progress masterplanning work with Pick Everard. He estimated that a further £65k of fee spend is required to progress the project to outline planning submission stage.</p> <p>To date fee spend was £26k of the agreed £50k budget. JR informed that the detailed design would include further liaison with the interest groups, RVH users etc.</p> <p>JR provided provisional timescales as follows:</p> <ul style="list-style-type: none"> • Agree options – December 2014 • Submit planning application – March 2015 • Disposal of land – September 2016 • Commence build – late 2015 • Open new community facility – late 2016 <p>PO expressed that he was keen to progress a tight programme, with the loss of a local panto for 1 year only. DC suggested that an alternative local venue is secured for Christmas 2015/16.</p>	
<p>5. Finalising press release and information going into the public domain</p>	
<p>ME provided a draft press release for consideration. JR requested that all commercially sensitive figures and values are removed PO requested that the release is based around the agreed key messages in the updated Communications Plan.</p> <p>PO had been approached by media including KM, Courier and BBC who had enquired about the project. It was agreed that the current press release would assist PO in his liaison.</p>	<p>Partners to provide comments by email before issue.</p>

6. Purchase of Tesco and Lloyds Bank land	
<p>JR was negotiating with Tesco and hoped to put an offer to Tesco shortly. Negotiations were progressing more slowly with Lloyds.</p> <p>DC enquired as to what basis the land would be included in the project? JR explained that this was subject to the method of site acquisition and values agreed. JR and DC agreed to brief respective portfolio holders on this matter to explore potential for capital release.</p>	<p>JR to continue negotiations with Tesco and Lloyds.</p> <p>DC and JR to explore potential for capital funding sites internally.</p>
7. Risks	
No update	
8. AOB	
<p>DC confirmed that KCC has funding (£1.75m) to progress design options to improve Speldhurst Road / Yew Tree Road junction. PO confirmed that this should also be a key message for inclusion within the Communications Plan.</p> <p>DC informed that TWBC had received a petition from the Friends of the RVH concerning the future of the building. He confirmed that TWBC did not accept the petition as it was considered that the RVH is not the Borough's responsibility.</p>	
9. Date of next meeting	
4 November @ 5.00pm STC offices.	