

**Minutes of the Cheshire and Warrington Local Enterprise Partnership**

**Performance and Investment Committee Meeting**

**held on 20th June 2018 at 1.30**

**In attendance:** Ged Barlow (Chairman), Steve Park, Lisa Harris

 Chris Hindley, Mark Livesey, Francis Lee, Rachel Brosnahan.

**Apologies:** John Downes, Jan Willis

**In attendance:** Presentations on: Ellesmere Port One Estate by: Graham Pink, (CWAC)

 Glasshouse GPF investment by: John Adlen (CWLEP)

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| Item No. | Item | To be Actioned by | By When |
| 1. | Welcome, Introductions and ApologiesApologies from John Downes |  |  |
| 2 | **Conflicts of Interest**GB asked for any conflicts to be declared and reminded the committee of the terms of the Conflicts of Interest policy and reiterated that the person with the conflict shouldn’t take part in the discussion about that item unless specifically asked a question.LH declared an interest in Ellesmere Port One Estate |  |  |
| 4 | **Minutes from the last meeting:** Follow up of actions:RB to issue a final offer letter for the Sydney Road Bridge Project – **RB waiting for finance tables from CEC before issuing offer letter**Following RB’s update on the Life Sciences Fund outputs, GB suggested that the conversation with JW was followed up by an email confirming the nature of the discussion. **RB to email JW confirming discussion around outputs**Agreed to go ahead with August meeting as only CH would have to send apologies.The minutes were agreed. | RBRB | End of June End of June |
| 5 | **Presentation on Ellesmere Port One Estate (copy of presentation on website)**Graham Pink from CWAC gave a presentation on the Ellesmere Port One Estate project.He confirmed that project had been delayed. The OBC showed a very healthy BCR of 6.The preferred option is a new build on Civic Way which would be used by CWAC, DWP, GP surgeries, the library and a private pharmacy. The council have been experiencing delays getting the health services to commit to the scheme. Blue lights which were originally expected to use the building have been excluded as it was to difficult to accommodate all their different needs.322 council staff would move into the new build from Winsford and Chester.Plan B – This is to build a new office building partly on the shopping centre site/bus interchange and for the health services to be located in adjacent parts of the shopping centre. This would mean that the new offices could be built without being reliant on the health services moving in within the same timscales.Procurement of a joint development partner hasn’t started due to uncertainty around the NHS/health services commitment to the scheme. The committee considered the options put forward and declined to issue a conditional offer letter. The Committee asked that both Plan A&B were developed and that the council reported back to an exceptional meeting of the P&I committee at the end of September. An outline business case for plan and independent appraisal thereof would be required. If the committee don’t have the confidence that either of the plans put forward can deliver on time and with the desired economic benefits and impacts then the indicative allocation of £8.3m of LGF will be decommitted and this funding will be subject to a new call process.**RB to arrange meeting an exceptional meeting for the end of September.** | RB | End of June |
| 6 | **Glasshouse GPF Investment (copy of presentation on website)**John Adlen gave a presentation on the proposed investment in the Glasshouse building at Alderley Park (AP).Bruntwood who own the building have already spent £16m on refurbishing the building which was previously an animal testing facility. The funding of £3.8m is required to meet the viability gap of refurbishing this building. Astra Zeneca (AZ) are moving out the building at a slower rate than expected and therefore demand for space at AP is outstripping supply. AZ don’t now expect to have fully left AP until 2020.The building when fully let is expected to generate £792k pa of retained business rates which will be used to repay the GPF loan in the first instance.Rent proposed is £18 sqft. JA to check if service charge is included.Some concern that the rent may be a little high, especially if service charge is to be added.The committee agreed to support the investment, utilising £3.8m of GPF.JW was conflicted on this project and was therefore not able to sign off the project. **Either CWAC’s or WBC’s S151 officer would be asked to sign off the investment.** | RB | End of June |
| 7 | **Programme Manager update**RB ran through the programme manager update highlighting key issues which included, Centre Park Link – land issues still not resolved. SP updated that the HOTs with the main landowner were due to be signed by the end of the week.LEP has stopped paying claims on the project until there is a start on site.M62 J8 finished with a small opening event arranged for early July.Tarvin Road final business case delayed until January 19 but is positive as it provides the opportunity for the scheme to be fully worked up and the synergies with the funding that Highways England has made available at the A55/A51 junction.Some delays and cost increase being experienced on the Crewe High Speed Ready Heart project but being managed within the overall programme. The scheme will be leisure led so the poorly performing retail sector less likely to be an issue on this scheme.Northgate – House of Fraser has pulled out as anchor tenant. CWAC looking at options and keeping the LEP well informed.  |  |  |
| 8 | **MHCLG LGF report**The committee reviewed the report. SP queried the number of new homes being reported on Warrington West Station. RB stated that DBEIS had reviewed the outputs and the logic and were comfortable that the outputs were eligible. RB stated that during the next quarter that the outputs for M62 j8, Reaseheath College and Ellesmere Port and Chester campus remodelling schemes would be captured.RB confirmed that Paul Goodwin had also reviewed the report and was content with it.The report was approved. **RB to send to JW for signing.** | RB | End of June |
| 9 | **ESF update**ERDF now over committed, in part because it is expected that some projects will fall away or not spend all their funding.FL working on proposals for a £10m-£15m Evergreen Fund.ESFSFA happy to co-finance ESF which gives more flexibility and options for the investment of the funds.Low Carbon Fund can hopefully work with the LGF Energy fund making it easier to find eligible projects if LGF is providing the match. |  |  |
| 10 | **AOB** Next meeting: 18th July 2018 |  |  |