

## **MEETING NOTES, CHAPEL STREET REGENERATION FORUM**

Held on Friday 11<sup>th</sup> March 2011, 11.00am to 1.00pm  
Cuckoo Design, The Old Bank, 247 Chapel Street, Salford, M3 5EP

### **Attendees:**

Patricia Arnold , Friars Primary School  
Andy Barclay, Chair, Trinity Area Residents Group (TARG)  
Cllr Stephen Coen, Vice Chair, Chapel Street Regeneration Forum  
Mark Carlin, Islington Mill  
Michael Cullen, SCNA  
Hessel De Boer, Chair, the Islington Estate Tenants and Residents Association (TIETARA)  
Paul Dennett, Vertical Villages (VV)  
Royce Gambles, Islington Estate Residents and Tenants Association (TIETARA)  
Dave Greenfield, Salford City Council  
Neil Harvey, local landlord  
Karen Hirst, Salford City Council  
Paul Latham, Islington Estate Residents and Tenants Association (TIETARA)  
Phil Mayall, English Cities Fund  
Cllr. John Merry, Salford City Council  
Kevin O'Neil, Islington Estate Residents and Tenants Association (TIETARA)  
Linda Richings, Community Engagement Manager, Salford University  
Rev. Andy Salmon, Chair, Chapel Street Regeneration Forum  
Gino Salvatore, Galliford Try  
Ena Shepherd, local resident  
Linda Sidwell, Salford Crescent Neighbourhood Association  
Sarah Slater, Vice-Chair, Islington Estate Residents and Tenants Association (TIETARA)  
Ross Spanner, Ordsall and Langworthy Neighbourhood Management Team (O&L NMT)  
Deanna Walker, Salford City Council  
Paul Walker, Salford City Council  
Alan Ward, Islington Estate Residents and Tenants Association (TIETARA)  
Jim Wensley, Salford City Council  
Steve Wheatley, Cuckoo Design  
Emma Williams, Peppermint PR.  
Richard Wynne, Urban Vision  
Jon Monk, Chapel Street Business Group

### **Apologies:**

Mike Arnold, Salford City Council  
Roger Baldry, East Salford Neighbourhood Management Team (ESNMT)  
David Britch, David Britch Architects  
Hazel Brady, St. Philips School  
Nick Carter, Resident (Fire Station Square)  
Sarah Davies, Ordsall Neighbourhood Champion, Salix Homes  
Cllr, Peter Dobbs, Ordsall ward councillor  
Chris Doyle, St. Philips Church  
Sean Doyle, Salix Homes  
PC Stephen Hughes, GMP  
Linda Jordan, St. Peter and St. John Primary school  
Cllr Ray Mashiter, Ordsall ward councillor  
Tom Murphy, Executive Officer, Vice Chancellor's Office, Salford University

Stephen Ord, Bridgewater Residents Association (BRA)  
Craig Stobart, Salford Crescent Neighbourhood Association (SCNA)  
David Warnock, TPAS  
Kelly Wray, ESNMT

**1 Welcome and introductions**

Andy Salmon, Chairman, welcomed attendees and asked for a brief introduction, and welcomed new attendees.

**2 Notes of last meeting and actions**

Minutes of the last meeting were agreed.

**3 Chapel Street Regeneration – Update**

**3.1** Councillor John Merry, Leader of Salford City Council, provided an update on recent developments within the City Council following the announcement of budget cuts and the closure of Central Salford URC.

Cllr. Merry explained that in recent months the city council has undergone a significant period of change, after being directed by the Government to implement £40m of savings in the next 12 months. Cllr. Merry confirmed that these cuts will inevitably result in some loss of service.

**3.2** Cllr. Merry outlined the city council's commitment to delivering transformational change within the Salford Central area, despite budget cuts. He continued to explain that the closure of the Central Salford Urban Regeneration Company was an inevitable result of the closure of the North West Regional Development Agency (NWDA) and a withdrawal of operational funding from the Homes and Communities Agency.

Cllr. Merry confirmed however that a core team of former URC staff and city council secondees have formed a new Development Team within the city council's Office of the Chief Executive, reporting directly to the Chief Executive Barbara Spicer. The team will continue to progress the facilitation and delivery of projects within the Central Salford area and maintain momentum that has been built over the last five years.

**3.3** Enabling works on the Crescent and Chapel Street area are underway. Cllr. Merry praised the progress that had been made so far, and noted that there are physical signs that change is on its way. Reference was made to comments submitted by commuters outside of Salford who are frustrated at traffic delays along the route. Cllr. Merry explained that everyone will draw benefit from the results of the works, and that this period of temporary disruption was required in order to bring about the desired vision for the area.

**3.4** Reference was made to various press reports released during early March 2011 relating to the Salford Central Compulsory Purchase Order (CPO). Cllr. Merry confirmed that the CPO was made in December 2010 to support ongoing land assembly activities, and was in the interest of the comprehensive regeneration of the area. In response to inaccurate reporting relating to the Mark Addy public house, Cllr. Merry confirmed that the City has no proposals to demolish the property.

**3.5** Cllr. Merry invited questions from the group.

**3.6** In response to questions by Hessel De Boer and Cllr. Coen, Cllr. Merry agreed that communications relating to the CPO could have been managed better, and there were inaccuracies in the press and some adverse PR. Paul Walker concurred, that lessons had been learnt for the future and going forward.

**3.7** Hessel de Boer enquired as to the situation with the Mark Addy, citing the English Cities' Fund planning application report which confirms its retention as part of the new Commercial Centre. Karen Hirst, Development Director of the city council, confirmed that designs shown within the planning consent visuals were the Mark Addy's own, and that the Development Team and project group are continuing to work with the Mark Addy team to bring forward development proposals.

Karen Hirst confirmed that all legal and formal processes relating to the CPO had been followed, and consultation with landowners and local stakeholders had been taking place for four years prior to the making of the CPO.

Jon Monk of the Chapel Street Business Group noted that a number of enquires had been received during the week of 28<sup>th</sup> February 2011 regarding the CPO, and answered quickly and effectively with cooperation from Phil Mayall of ECf.

Jon Monk also noted the Chapel Street Business Group's appreciation for the role that Sara Noonan, former Creative Industries Development Manager at Central Salford URC and now within the city council's Culture and Leisure Team, played in encouraging start-up companies and SME's within the Chapel Street area.

**3.8** Neil Harvey enquired as to the working relationship between Salford and Manchester councils.

Cllr. Merry confirmed that building a strong relationship between the two cities has been a key objective, and that the formation of the City Region will continue to cement the relationship.

**3.9** Hessel de Boer asked whether the URC Business Plan could be made available, referring to funding for a multi-use games area (MUGA) and masterplan for The Islington.

Paul Walker confirmed that some funding may be available through the Green Deal initiative, as discussed with the Minister for Housing Grant Shapps upon his visit.

**3.10** Paul Dennett enquired as to the availability of the URC Business Plan and whether this could be subject to a Freedom of Information request.

Paul Walker confirmed that the document in the past was not made publically available due to its content of commercially sensitive formation. Following the closure of the URC, all budget information for the Central Salford area will be available within the city council's publicly available papers.

**3.11** Paul Dennett enquired as to the nature of funding of £10.8m within the budget allocated against Central Salford URC, and requested information on what this amount will contribute to.

Karen Hirst clarified that the stated monies were specifically for the Chapel Street works; a funding package of NWDA and European Regional Development Fund

(ERDF) funding. This was legally committed almost two years ago, and does not form part of Salford City Council's budget.

At this stage Cllr. Merry explained the role of a Local Enterprise Partnership (LEP). Devised to replace the role of the NWDA, the LEP would also manage Regional Growth Fund (RGF) bids although Chapel Street can be delivered without RGF funding.

Following an enquiry from Hessel de Boer, Cllr. Merry confirmed that the Higher Broughton Regeneration Company was not a new Urban Regeneration Company, but a partnership between Salford City Council and local developers to draw benefits from development activity within the area.

- 3.12** Andy Salmon noted his feeling of concern when the closure of Central Salford URC was announced, and welcomed the support of Cllr. Merry in approving the forming of a new Development Team within the city council comprising six core members of the former URC. Cllr. Merry confirmed that much of the work done by the URC can be taken forward by the group without the auspices of a separate company.

On behalf of the Chapel Street Regeneration Forum, Andy Salmon thanked Cllr. Merry for attending the meeting and for his agreement to answer questions from the group.

Cllr. Merry and Paul Walker left the meeting at this point.

#### **4. Central Salford Project Updates**

- 4.1** Karen Hirst outlined the structure of the new Development Team, which retains staff from the former Central Salford URC. Karen explained that three former URC employees have been transferred to the city council;

Karen Hirst	Development Director
Jim Wensley	Assistant Director for Infrastructure and Programmes
Nik Puttnam	Head of Development

Three secondees who worked within the URC also form part of the team; Elaine Davis and Tim Hewitt who deliver the Irwell River Park project and Deanna Walker assisting on the Salford Central project. The office location and contact telephone numbers are the same, with email addresses changed to the standard city council format of [firstname.lastname@salford.gov.uk](mailto:firstname.lastname@salford.gov.uk).

- 4.2** Phil Mayall updated the group on progress with the Salford Central project since the last Chapel Street Regeneration Forum, and clarified aspects of the CPO process;

- Clarification of progress so far; unanimous decision at Planning Panel in January 2010 to approve ECf's planning application, which was then subject to approval from Government Office North West (GONW);
- Completion of Section 106 agreement in July 2010;
- Plans have been in development for almost five years, in which time there have been ongoing discussions and negotiations with local landowners, stakeholders and residents;
- A strategic acquisitions programme has resulting in the city council and ECf owning the majority of land within the CPO boundary area;
- The CPO is a last resort measure to acquire key sites, and a method to bring together a mixture of freeholds, covenants and other constraints under one ownership;
- This is the most comprehensive way to deal with the complex nature of mixed ownership and land interests;

- In some areas within the CPO boundary, such as Bexley Square, only rights to carry out improvements to the buildings are being sought, not purchasing powers. Discussions are ongoing with businesses in Bexley Square to sign agreement allowing the city council to carry out improvements to buildings in the area.

Phil confirmed that no residential properties were included within the CPO. It was accepted that communication relating to the CPO was not effective, and that this lack of communication had in part led to confused and inaccurate press reports, in addition to some alarm from residents and stakeholders. However Phil did advise that the Regeneration Forum and affected businesses had been kept fully advised and indeed many had confirmed this in subsequent press articles. Phil confirmed that the CPO order was made on 24<sup>th</sup> December 2010, and the period for submitting objections ended on 2<sup>nd</sup> March 2011.

Phil reported that 30 objections had been received on the CPO and that these fall into two categories; some questioned the viability of the overall Salford Central scheme whilst others were from companies wishing to protect their position. Reported that all objections were being worked through by the project team and that a public inquiry will take place (date to be confirmed and will be announced).

**4.3** Cllr. Coen enquired as to the status of plans for the future use of the Magistrates Court in Bexley Square, considering its proposed closure at some point in 2011.

Richard Wynne reported that there were no confirmed timescales for the closure of the Magistrates Court at the moment, and that clarity on the building's ownership was needed due to complex title issues.

Phil Mayall confirmed the need to consolidate interests in the building if the court function relocates, and assured that due to the building's listed status it will not be demolished. Agreed that alternative uses should be explored but these must be economically viable in order to succeed.

Cllr. Coen enquired as to the possibility of retaining the frontage of the building in order to secure a viable use. Phil Mayall reiterated that the building is listed and should be surveyed ahead of any discussions around future use.

Cllr. Coen raised the issue of the University of Salford's plans to vacate buildings within the Adelphi area in order to consolidate interests and activity on the Peel campus. Karen Hirst reported that the issue of decanting out of key sites at Adelphi had been raised with the University previously.

Linda Richings reported that the University are happy to present on emerging plans for their campus.

Andy Salmon suggested that the Magistrates Court and University's plans should be added to the meeting agenda.

Hessel de Boer enquired as to when and where the first stages of the approved plans for Salford Central would come forward. Phil Mayall agreed to present details of schemes as they come forward,.

**4.4** Jim Wensley updated the group on progress with the Chapel Street works, which will commence on 21<sup>st</sup> March 2011.

Jim explained what works had taken place to date; enabling works to the Crescent and

Albion Way had been recently carried out to increase capacity ahead of the full Chapel Street works commencing on 21<sup>st</sup> March. It was confirmed that a contraflow system would be in place along the A6 until November 2011.

It was appreciated that the works will be disruptive and add to journey times, but there was no alternative way to carry out the works necessary to realise the vision.

Jim introduced Gino Salvatore from Galliford Try who will oversee day-to-day communication with the local community on progress and operational issues. Gino reported to the group that a site office had been established behind the former Black Horse public house on the Crescent, and invited members of the group to visit the office with any questions or queries during the period of the contract. Weekly bulletins will be posted every Monday at four locations within the area;

- The Angel Centre
- Islington Mill
- Bexley Square
- The War Memorial

Jim and Gino encouraged the group to use contacts at the site office and the Development Team to communicate issues relating to the works or ask day-to-day queries.

Jim reported that funding for the scheme had to be spent as soon as possible, and that almost 30 months of works were programmed to happen within 18 months. The works are due for completion in November 2011, possibly running through to December due to commissioning.

Hessel de Boer enquired as to whether Cathedral Square will be delivered. Jim confirmed that the works will improve the setting of the Cathedral with the delivery of a raised plateau in front of the building and high quality materials. As new development comes forward on the south side of Chapel Street, the same materials will be used to finish the square to ensure continuity and a high quality finish.

Andy Barclay asked when works to widen and improve the pavements will commence. In response, Gino Salvatore advised that the community will be updated on progress through the weekly newsletter bulletins and with ongoing dialogues with local stakeholders.

Ena Shepherd enquired as to whether the works will address traffic light arrangements at Adelphi Street. Jim Wensley confirmed that as part of the Chapel Street works a new crossing will be installed at Adelphi Street.

Mark Carlin enquired as to whether the works will impact the Sounds from the Other City festival on 1<sup>st</sup> May 2011. Jim agreed to consult with the Galliford Try team to confirm their programme and update Mark suitably to manage any potential conflict.

Andy Salmon enquired as to whether signage and wayfinding devices would be installed within the area. Jim and Karen confirmed that the design team are focusing on reducing street clutter within the scheme. Further consultation with the group on the content of signage will take place ahead of the devices being installed.

In response to a question from Cllr. Coen on supercrossings, Jim confirmed that in contrast to staggered crossings that require two movements, supercrossings stop traffic across the whole width of the road and allow the user to cross in one movement.

In response to a question from Paul Dennet, Jim confirmed that Woodhouse had been appointed as the preferred supplier of signage devices for the Central Salford area, and the delivery of signage sits within individual project budgets.

**4.5** Karen Hirst provided a brief update on key Central Salford projects along the Irwell River Park route;

- MediaCityUK – public realm aspects completed and bridge opened by the Archbishops of York and Canterbury on 1<sup>st</sup> March, and open to the public in May 2011;
- Completion of circular route between The Lowry, The Imperial War Museum North and MediaCityUK will be complete with the opening of a new public space to the front of the museum in April;
- Aspects of the river walkway are being improved with the installation of new signage, lighting, fishing pegs and rowing markers at the section of walkway close to Regent Road;
- The Meadows project has commenced with funding from Setting the Scene for Growth and Phase One will complete in Spring 2011;
- Greengate public realm has commenced on site at the former bus station, anticipated to complete March 2012;
- A new riverside linkage between New Bailey Street and the Lowry Hotel / Trinity Bridge has commenced on site, being delivered by Bruntwood;

Karen confirmed that a final legal agreement on Spinningfields Bridge was close to completion, the signing of which will allow the commencement of the bridge.

**5.** Andy Salmon asked the group to confirm future agenda items and agree on a secretariat for future meetings.

Items agreed to be added to future agenda;

- Future use of Magistrates Court
- University plans to vacate Adelphi site
- Signage delivery
- Salix Homes and The Islington

**9. A.O.B**

Andy Salmon consulted with the group on the date of the next meeting. Friday 10<sup>th</sup> June 2011 at 11am was agreed on, and the meeting will take place at the Language Café, Bexley Square.

The role of secretariat still needs to be confirmed. The Development Team will assume this role in the meantime.

The Central Salford URC website will close on the 31<sup>st</sup> March 2011. A Wikipedia page detailing the work of the company will be launched at the end of March. Salford City Council will create new project pages in place of the former URC website.

Group agreed to send minutes and meeting papers out by email. Pat Arnold offered to provide Ena Shepherd with hard copies of the papers.

