

MEETING NOTES, CHAPEL STREET REGENERATION FORUM

Held on Friday 16th September 2011 at 11.00 a.m.
St. Philip's Church, Wilton Place, Salford

Attendees:

Rev Andy Salmon, Chair, Chapel Street Regeneration Forum
Councillor Coen, Salford City Council
Councillor Stephen Ord, Salford City Council
Karen Hirst, Salford City Council
Jim Wensley, Salford City Council
Deanna Walker, Salford City Council
Julie Tracey, Salford City Council
David Greenfield, Salford City Council
Vanessa Hamnett, Salford City Council
Linda Jordan, Salford City Council
Ross Spanner, Salford City Council
Tony Ennis, Urban Vision
Richard Wynne, Urban Vision
Michael Fyles, Urban Vision
Mike Johnston, Salix Homes
Chris O'Doherty, Salix Homes
Gino Salvatore, Galliford Try
Steve Lloyd, Galliford Try
Phil Mayall, ECf
Charlie Morgan, ECf
Jon Monk, Chapel Street Business Group
Tom Murphy, University of Salford
Mark Covell, BBC
Chris Doyle, St Philip's and Sacred Trinity Churches
Inspector David Henthorne, GMP
Emma Williams, Peppermint PR
Kathy McArdle, The Lowry
Samantha McHale, The Creative Media Centre
Steve Wheatley, Cuckoo Design
Heather Seed, Cuckoo Design
Nicky Chapman, Cuckoo Design
Mark Griffiths, Cuckoo Design
Hazel Brady, St Philip's School
Mark Carlin, Islington Mill
Bill Campbell, Islington Mill
Perera Shereen, Islington Mill
Neil Harvey, local businessman
Michael Cullen, local resident
Karen Schofield, local resident
Hessel DeBoer, Islington Estate Residents and Tenants Association (TIETARA)
Kevin O'Neill, Islington Estate Residents and Tenants Association (TIETARA)
Paul Latham, Islington Estate Residents and Tenants Association (TIETARA)
Royce Gambles, Islington Estate Residents and Tenants Association (TIETARA)
Alan Ward, Islington Estate Residents and Tenants Association (TIETARA)
Mohammad Arshad, Shalimar Newsagents

Apologies received:

Councillor Antrobus, Salford City Council

Councillor Mashiter, Salford City Council

Paul Walker, Salford City Council

Chris Findley, Salford City Council

Roger Baldry, Salford City Council

David Dean, Urban Vision

Dave Norbury, Urban Vision

Linda Richings, Salford University

Pat Arnold, The Friars Primary School

Nick Carter, local resident

Linda Sidwell, Salford Crescent Neighbourhood Association

Sarah Slater, Islington Estate Residents and Tenants Association (TIETARA)

Craig Stobart, Salford Crescent Neighbourhood Association

Patrick O'Dowd, Diocese of Salford

1. Welcome and Introductions

Andy Salmon welcomed everyone to the meeting and apologised for the late circulation of the papers. Those present introduced themselves.

2. Minutes of the last meeting and any actions

Development Team website – this should be finalised by the end of next week, and will be updated quarterly. Please note the link to the website: <http://www.salford.gov.uk/centralsalford.htm>

Buses – it is to be noted that these services are not run by the City Council. We are working with the contractors and First Buses regarding the issues of buses failing to stop on Chapel Street. If there are any further problems, please report these to the Chapel Street helpline number on 0161 779 4879.

Shalimar – Mr. Arshad stated that he has contacted the Council on a number of occasions regarding access to his shop and finances but has not had responses back. Gino Salvatore reported that he has been in regular contact with Mr. Arshad since the last meeting and has tried to address any issues. Gino asked to be kept informed of any further issues. Richard Wynne said he would arrange for the Estates Team to visit Mr. Arshad.

Parking Strategy – Michael Fyles reported that he is currently looking at a Parking Strategy which will go as far north as Blackfriars Street and as far east as Ordsall Lane. He is meeting with local stakeholders and businesses to get them to feed into it. Michael to report back to the next meeting in December 2011. In response to a question from Hazel Brady, Jim confirmed St. Philip's Primary School is included in the consultation. Michael's contact details are: michael.fyles@urbanvision.org.uk / Tel. 0161 779 4922.

Former Police Station – Karen Hirst reported this is work in progress and we will report back further to the next meeting.

Magistrates' Court – this doesn't formally close until December 2011. Andy Salmon stated that he'd heard some of the staff are finishing this month and that court sittings are reducing dramatically. We are working with the Courts service advisors regarding when they vacate and to make sure it is secure and agree what happens to it in the future. A further update will be provided at the December meeting.

Friends of Peel Park – there was a successful Peel Park Picnic. A steering group has been set up to look at the University of Salford's plans, which Andy Salmon attended last month. They want to get the Park used more. Andy suggested the circulation list for this Group be used to circulate emails giving details of activities planned around the Park.

3. The Islington – presentation from the residents' group

Hessel DeBoer gave a detailed presentation (attached) to the Group, running through what has happened since he last presented to the Group in March 2010.

4. Update on the Chapel Street Regeneration

Jim Wensley reported that we are on track to finish the works on Chapel Street by December 2011, though you may still see Galliford Try's team still working on site in the New Year for minor matters. The works on the Crescent are not complete – they are delayed by approximately 6-9 months. Jim stressed this is not a fault of Galliford Try but due to problems with some of the utility companies. Regarding the issues of pedestrians crossing and buses not stopping - please let us know and we will try and resolve them.

Hazel Brady raised her concern about children not getting across the road safely. Before the school holidays there was one crossing to use, but since they have been back there is no safe way to cross the road. Galliford Try have been working with the school. Hazel said she has rang the Council who said there would be someone on there between 8.30-9.15 but there was no-one. We worked on the possibility of putting on a lollypop person but it takes time to organise (CRB checks etc.). Jim offered to speak to her separately after the meeting to discuss what could be done. Gino reported that he is arranging for Jill Winstone (School Crossing Patrol Co-ordinator) to come on site, hopefully next week, and have a walkabout with the school and Galliford Try and try to come up with a solution. Jim said to make sure that if you contact the Council, it's Jim you contact, and he apologised to Hazel for any inconvenience she and the parents/children are experiencing.

The opening of East Ordsall Lane is imminent (hopefully October 2011), but again there have been delays due to problems with the utility companies.

Phil Mayall updated the Group on the ongoing CPO process. A public inquiry is being held, starting on 19th October 2011, which will be held in the Diocesan Centre at the back of the Cathedral, and could possibly run for up to three weeks. Originally there were 30 objections. Seven have now been lifted. Of the 23 left, all but eight either have agreements or are in legal hands. It is hoped that the remaining eight will progress or resolve before the Inquiry. The proofs of evidence have to be submitted on 28th September 2011.

We cannot commence with development until after the CPO Inquiry. Phil urged people, whether they are in support or not, to submit their comments and views on the proposed CPO for the area. An email to be circulated to the Group confirming who to write to.

The roadworks, when completed, will put the Cathedral in a fantastic setting but will spotlight the derelict buildings. We are working on a scheme which will start towards the middle/end of next year, planning consent/CPO permitting, which will match and complement the roadworks. Chris Doyle asked if this information was publically available to help people understand the bigger picture? Phil Mayall to check who the main point of contact is at the Council and we will circulate this as quickly as possible. Documents are available for public inspection in the following locations:

- Salford City Council, Salford Civic Centre, Chorley Road, Swinton, Salford;
- Ordsall Neighbourhood Office, Robert Hall Street, Ordsall, Salford, M5 3LT; and
- Broughton Library, Broughton Community Hub, 50 Rigby Street, Salford, M7 4BQ.

Councillor Coen asked, if the CPO is successful, who is then responsible for the demolition/renovation of each building. Is it down to the Council or the building owner? Is there a system in place to enforce this as the building owner may agree to do it but in their own time. Phil Mayall responded that if they want to do their own scheme then we offer "Implementation Agreements" which will let them do their scheme and let them have responsibility for their own plot. We won't allow that to go on indefinitely – there is a defined period of time dependent on each plot. Councillor Coen said we need clear dates when buildings will be demolished and new ones put in place.

Karen Hirst stated that at the moment we are going through a process and entering into various negotiations. We need to know the outcome of the CPO Inquiry which could be as late as May 2012. We will report back to the next Regeneration Forum.

More signs to be provided along the stretch of road affected by the roadworks to show that businesses are open as usual.

5. Quays Arts and Cultural Development

Kathy McArdle gave a detailed presentation to the Forum, a copy of which had previously been sent out with the agenda.

The 2012 programme is still being finalised. Links to Chapel Street are not yet finalised. Mark Carlin to catch up with Kathy separately to try and get businesses to engage with the Quays. Councillor Coen noted his congratulations to Kathy.

Hessel asked how areas such as Kersal/Higher Broughton can connect to the Quays? Margaret Burgin is organising a "meet the BBC" event and there is a Quays Open Day planned.

Connectivity - Neil Harvey said people in the area feel isolated. Jim Wensley referred to the new QuaysLink bus service which connects Salford Quays with Salford Shopping City and the Crescent. They are piloting a scheme for East Salford – Neighbourhood Managers have been consulted. Travel for Greater Manchester (TfGM) are mapping out services (e.g. bus/metro) which shows connections. This should be ready before Christmas. If anyone has issues on connectivity they need to contact TfGM directly.

6. MediaCityUK, the BBC and the Community Engagement

Mark Covell, Head of External Affairs (BBC North) showed a short DVD which gave a taster of content of things to come at MediaCityUK. He gave a brief background to the BBC's move from London to MediaCityUK. 800 staff are moving up from London, 700 from Oxford Road. Salford University opens on site on 4th October 2011. The BBC are more than half way through their move and approximately 1,000 staff are already working on site. Some programmes are already broadcasting from Salford and by Easter 2012 the BBC should be fully operational on site. Mark gave details of events which the BBC are organising within the next few months (leaflets were available at the meeting to take away), and the apprenticeship/ambassador schemes which have been launched. For further information about the BBC and any of the events, visit www.bbc.co.uk/bbcnorth

7. Issues for future agendas

- Parking Strategy for the area.
- Detailed review of derelict sites/update on the CPO Inquiry/Chapel Street works.
- Magistrates' Court update.
- Rail Strategy update.

8. Next meeting: date and venue

The next meeting is to be held on Friday 2nd December 2011 at 11.00 a.m. at Islington Mill.

The first two meetings in 2012 are to be held on the following dates – please can you put them in your diary:

Friday 2nd March 2012 at 11.00 a.m. (venue to be decided)

Friday 8th June 2012 at 11.00 a.m. (venue to be decided)

9. Any other business

Samantha McHale raised the subject of proposed Parliamentary boundary changes. Andy Salmon advised that there is a consultation period and people need to make their views known. He clarified that they are not moving the City Council boundaries, but the Parliamentary boundaries.

Samantha also raised the issue of a reduction in rubbish collections/street cleansing. Leaves falling in Bexley Square are already causing people to slip and fall – it is a health and safety issue. Tony Ennis and colleagues from Environmental Services will follow this issue up with a meeting on site.

David Henthorne ran through the crime statistics for the Ordsall Ward (from 1st January to 15th September 2011), which have seen significant drops in various types of crime. You cannot predict crime as it is driven by external influences, i.e. the cost of lead/metal going up. The recent riots will also raise the statistics. It was noted that Mary Monson Solicitors is suffering break-ins by small children going through very small windows.

Branding – Steve Wheatley referred to the Chapel Street/New Bailey/Salford Central Scheme. He wants to collate ideas and thoughts around the scheme. Anyone who was wants to give their thoughts should speak to Steve and his colleagues after the meeting and he will arrange for them to be interviewed.

ACTIONS FROM THE MEETING

Action	Target Date	Lead
A link to the Development Team website be circulated to the Forum.	ASAP	Julie Tracey (inc. in these notes)
Shalimar Newsagents – Richard Wynne to look into Mr. Arshad’s complaint of letters not being replied to/telephone calls not being returned, and to ask the Estates Team to visit Mr. Arshad at his property. Gino Salvatore to be kept informed of any further issues.	ASAP	Richard Wynne
Parking Strategy – Michael Fyles to report back to the next meeting. Michael’s contact details to be circulated to the Forum	2 nd December 2011 ASAP	Michael Fyles Julie Tracey (inc. in these notes)
Former Police Station – Karen Hirst to report back to the next meeting.	2 nd December 2011	Karen Hirst
Magistrates’ Court - Karen Hirst to report back to the next meeting.	2 nd December 2011	Karen Hirst
Friends of Peel Park – circulate details of any activities via the Chapel Street Regeneration Forum circulation list		ALL Julie Tracey
Visit onsite regarding children crossing on Chapel Street	ASAP	Jim Wensley/ Tony Ennis (UV)
CPO Inquiry – circulate details of who to contact Documents available for public inspection in libraries	ASAP	Julie Tracey (sent via email)
Scheme – information publically available – links to documents and main point of contact at the Council	ASAP	Phil Mayall
Report back on the CPO Inquiry	2 nd December 2011	Phil Mayall/ Karen Hirst
More signs to be provided along the stretch of road affected by the roadworks to show that businesses are open as usual.	ASAP	Gino Salvatore/ UV
Raise the issue of reduction in street cleansing/refuse collection with Environmental Services	ASAP	Tony Ennis
To agree the March and June dates proposed for 2012, with venues	2 nd December 2011	Andy Salmon
Proposed Parliamentary boundary changes – consultation period – people to make their views known	ASAP	ALL
Chapel Street/New Bailey/Salford Central Scheme – branding – anyone who wants to give their thoughts on the scheme to speak to Steve Wheatley or his colleagues	ASAP	ALL