



# Old River Lane Delivery Board

East Herts Council

Wednesday 21<sup>st</sup> April 2021 | via Zoom | 5pm

## **EHC Councillors**

Linda Haysey (Chair)

Eric Buckmaster

Geoff Williamson

David Snowdon

## **EHC Officers**

Richard Cassidy

Helen Standen

Ben Wood

Stephen Linnett

James Ellis

Geoff Hayden

Michael Hann

Tamara Jarvis

Rob Mayo

## **References**

East Herts Council EHC

Hertfordshire County Council HCC

## **Minutes confirmed by Board.**

### **1. Northgate End Update**

1.1 RM gave the board a progress update

1.2 Due to inconsistencies found in the concrete strength test results to the 1st floor residential block frame, Rydon and their subcontractor Gallagher took the decision to reduce the frame to ground level and to rebuild. That work commenced Tuesday 6th April and is expected to take two weeks. Rydon expect to complete the residential block in April 2022. There is no additional cost impact to EHDC.

1.3 The substation brick cladding works are completed and the specified doors and wall vents are in manufacture. The lease for the substation is with Head of Legal for signature and subsequent completion.

1.4 Affinity Water have confirmed water connection date of 18th April, and CMU (on behalf of British Gas) have installed gas to the site boundary.

1.5 Wet Woodland - The de-culvert works are complete and ready for seeding with a wild meadow mix, which will take place w/c 5th April. The volunteer shrub-planting is programmed to take place on Monday 24th May. Demand for places is expected to be high so we envisage having to hold 'shifts' of volunteers. Interest has been expressed by people from EHDC, BSTC, Clarion Housing, SoResi, Salvation Army, Friends of Castle Park and Rydon.



1.6 RM recommended to the board If available, convene at a scheduled time on Monday 24th May at the NGE wet woodland site to plant trees and pose for a photo for the Independent newspaper.

1.7 LH asked RM to pull together a schedule of when people are needed and GA to find a slot with RM when all board members can do.

1.8 Affordable Housing Officer meetings took place 23rd March and 20th April to discuss how best to dispose of the affordable and private sector apartments, and the following methodology has been proposed by the Head of Housing for the disposal of the affordable units:

- the council will seek prices from registered providers active in Bishop's Stortford for the acquisition of 3no affordable homes for rent and 3no affordable homes for shared ownership sale;
- initial interest will be sought from registered providers before following a formal procurement process through which the council will ask the registered providers to provide a price for (a) acquisition of the 3no affordable homes at affordable rent (unfettered by any caps, including local housing allowance) and (b) at a capped rent akin to a social rent (that is, rents at a percentage of market rent which the council will specify). The council will not seek any specific conditions re: the shared ownership homes other than that the council's sale cascade (which favours local residents) shall apply (as we will not be obliged to disregard this as we would be if Homes England grant was being used);
- in this way, the council will be able to determine the maximum price in the market (of registered providers) as well as a price for the disposal at a capped rent product. The council can then determine which price it wishes to dispose at and/or whether it would wish to enable provision of capped rents by making good the shortfall in the receipt using commuted sums held for affordable housing;
- The Council will also consider sale (on long lease) of the entire building and will undertake valuations to this end. The final decision on sale in relation to all options above will be made based on achieving the best possible receipt for the Council.

## **2. ORL Update**

2.1 The 'cinema-led' Arts Centre proposal was taken to an Extraordinary Full Council Meeting on 18th March, which was approved. Cityheart and their design team are currently working on options to avoid the 4-way Waitrose junction. An initial proposal has been put forward for the team to consider and to discuss with HCC and we aim to share this with Delivery Board at the next Board meeting, once we have refined the details and secured agreement in principle from HCC.

A final 'talk through' meeting is scheduled for Friday 23rd April to go through the DA and DMA with Cityheart and their solicitors. Glenn Howells Architects will start on material to support the SPD process.



A draft Lettings strategy has been prepared by Montagu Evans (**Appendix 1**) for consideration and approval by Delivery Board.

**Recommendation: Delivery Board approve the draft letting strategy for the ORL main scheme.**

2.2 LH asked for RB to share with Andrew Figgis and team

2.3 RM shared the Lettings Strategy with the Board and discussed

2.4 SL advised the public realm needs to be included into the Strategy

**2.5 Cinema and live performance Consultant** A tender process has been undertaken to procure a 'client-side' specialist cinema and live performance consultant, to ensure the right technical fit-out specification is provided to the Cityheart design team for the cinema spaces, the multi-use cinema and live performance space and the outdoor performance space. The selection process has been carried out and the project team has confirmed the appointment of Philip Meadowcroft Architects, which includes Stephanie Fischer, who is renowned as an expert in the design of cinema and live performance venues. An initial meeting has been arranged to commence to the specification process. The Arts Centre Steering Group will provide value input into all stages of this process.

**2.6 Arts Centre Steering Group** Previous Delivery Board (09/03/21) proposed that the Arts Centre Steering Group Terms of Reference are amended to reflect the revised proposals for the ORL Arts Centre and the revised approach to the funding and delivery of these proposals. The revised ToR have been drafted and are attached at (**Appendix 2**) for comment and approval. It is recommended that the existing Steering Group be disbanded and that the existing Members who will not be offered a role on the new Steering Group are offered a role in the wider governance group for the East Herts Cultural Strategy. Rhys Thomas will act as a conduit between the two governance structures, taking an active role in both the Arts Centre Steering Group and the East Herts Cultural Strategy Group.

2.7 RM talked more into detail of the Arts Steering Group proposed TOR's

2.8 Minor amendments to be made and revised TOR's to be circulated to Board via email

### **3. Delivery Board Terms of Reference**

**3.1 Delivery Board Terms of Reference** Full Council approved the attached Terms of Reference for the Delivery Board (**Appendix 3**) which have been amended to include the two local Ward Councillors - Councillors Mione Goldspink and David Snowdon have been invited to join the Delivery Board . Delivery Board meetings will now commence with the new Membership as set out in the Terms of Reference. Minutes from all meetings will be published on the EHDC website, with the exception of those exempt from the public.