# Old River Lane Delivery Board Minutes

East Herts Council

**Wednesday 18th May 2022**

**Grange Paddocks, Bishop’s Stortford**

**5.00 – 6.30pm**

## ****Present****

Cllr Linda Haysey (LH) Chair

Cllr Eric Buckmaster (EB)

Cllr Geoff Williamson (GW)

Cllr Mione Goldspink (MG)

James Ellis (JE)

Ben Wood (BW)

Steven Linnett (SL)

Rob Mayo (RM)

## ****Apologies****

Cllr David Snowdon (DS)

Richard Cassidy (RC)

Helen Standen (HS)

Geoff Hayden (GH)

## References

East Herts District Council (EHDC)

Hertfordshire County Council (HCC)

“The Old River Lane Deliver Board is tasked with ensuring the successful delivery of the Old River Lane project on behalf of East Herts Council and for the benefit of its residents, and members of the Board serve on it for the principle purpose of delivering that objective.”

**LH opened the meeting and apologies were noted.**

## Declaration of any conflicts of interest

MG reminded the meeting that she has friends who are part of the self-appointed ORL Working Group.

## Welcome and minutes from previous Delivery Board meeting on 13th April 2022

MG thanked the meeting for noting the points she made in the last Delivery Board meeting, and she asked if it might be possible for a public consultation on the Causeway carpark following its closure when the NGE MSCP opens for public use.

Minutes were approved as being an accurate record of the meeting.

## Risk Register

RM went through the risk register. MG asked if Cityheart would share their retail and economic research document. RM confirmed that they have said they are happy to do that. RM to speak with Cityheart.

RM confirmed that weekly meetings continue to be held with the parking team and Geoff Hayden, and will continue through to opening of the MSCP.

RM noted that the temporary traffic lights on Link Road outside the MSCP will be removed in the near future, which will help with any traffic congestion.

MG asked when we will know about the cost of the development and particularly the Arts Centre. SL responded that once Kier provide their cost plan we will have a better indication of costs, although price inflation in the construction sector will have an impact until we enter into the construction contract.

## Northgate End

RM reported that the MSCP and residential/commercial building are now approaching Practical Completion, which is expected to be 31st May. A training session with EHDC Parking Team will be held w/c 23rd May to go through the various operational systems (lifts, alarm, CCTV etc). The apartments are also nearing completion with internal decoration being finished. The ground floor office space will be the last area to be completed as it is being used by the contractor as the site office and welfare facilities.

LH asked if Delivery Board can look around some of the apartments at the next meeting. RM confirmed he will make arrangements.

RM confirmed that the appointment of Savills has been agreed and that they have signed the appointment contract. Marketing will commence over the next few days, with an expected total capital receipt of c£5.8m in due course. A registered housing provider must be secured for the affordable and shared ownership apartments before occupation of any of the homes.

RM noted that the emergency exit licence is agreed; HCC estates officer Robert Smyth visited site Friday 13 May to inspect works and has forwarded the agreement to HCC legal services for completion. RM will continue to chase.

## 5.0 SPD Steering Group

RM reported that the final SPD Steering Group met on Monday 16th May, which was a concluding exercise to agree outputs from these meetings. George Pavey will draft the SPD over the next few weeks taking into account the conclusions from the Steering Group meetings, and the document will go through the formal consultation process in July. Once the SPD has been adopted then Cityheart will prepare and submit a planning application towards the end of 2022, probably in November.

## 6.0 Causeway Carpark

RM reported that BS BID has advised that they do not have resource capacity to manage events in the Causeway carpark. There is the possibility that BS Town Council will want to run car boot sales in this area. The carpark will be closed to public parking when the NGE MSCP becomes operational. RM and BW confirmed that discussions will take place with Town Council to explore options for car boot sales. MG asked if the Causeway carpark could be used by arts performance charities and the meeting agreed this might be something which could happen depending on the proposal.

**7.0 DA and DMA update**

The DA and DMA are close to agreement with the final draft expected this week. A talk-through the documents with solicitor Andrea Steventon at Weightmans will then be carried out with Delivery Board before signature and completion, date to be confirmed.

**8.0 Communications**

BW provided a brief update on plans for wider engagement and communications over the course of the summer, in addition to the statutory consultation for the SPD. Details including dates for consultation and wider engagement will be provided in due course.

**9.0 Next Steps**

9.1 Conclude DA & DMA drafting for completion.

9.2 SPD drafting and statutory consultation in June and July.

**Date of next meeting: Wednesday 6th July 2022, 5-6.30pm**