

NOTES OF THE ECONOMIC REGENERATION & INVESTMENT BOARD

22nd March 2017

- Attending:** Cllr Clarkson
Cllr Galpin
Cllr Ovenden
Cllr Shorter
- Tracey Kerly (TK)
Richard Alderton (RA)
Andrew Osborne (AO)
Dean Spurrell (DS)
Stewart Smith (SS)
Steve Parish (SP)
Ben Lockwood (BL)
Charlotte Hammersley (CH)
Patrick Brown (PB)
Rosie Reid (RR) – minutes
- Also Present:** Cllr Bell
- Apologies:** Paul McKenner

<p>1. Declarations of Interest</p> <p>Cllr Clarkson made a Voluntary Announcement as he was a Director of A Better Choice for Property Ltd.</p> <p>AO made a Voluntary Announcement as he was a Director of A Better Choice for Building Consultancy Ltd.</p>	
<p>2. Minutes of the previous meeting</p> <p>The Minutes of the previous meeting of the Economic Regeneration and Investment Board on 21st December 2016 were agreed as a correct record.</p>	
<p>3. Elwick Place – Terms of Reference Monitoring Group</p> <p>BL introduced this item. He said the report explained the background to the development and the need to ensure careful monitoring of the project as it progressed. The proposed Terms of Reference (TORs) defined the structure and purpose of the Monitoring Group. The Board noted that the TORs would not be set in stone and could be adjusted in the future, if necessary. The Chairman said he expected the Monitoring Group to maintain an overview of the budget and spend to ensure that the Council was not involved in any extra expense.</p>	

<p>The Board approved the Terms of Reference of the Elwick Road Monitoring Group and noted the membership of the Group.</p>	
<p>4. Elwick Place – Communications Plan</p> <p>DS introduced this item. He said the communications strategy had been agreed during the due diligence process for this project. The strategy would evolve over time, and would be flexible to the needs of the project as it moved forward.</p> <p>The Board noted the proposed communications strategy in relation to the Elwick Place regeneration project.</p>	
<p>5. Town Centre Place Making Framework</p> <p>AO gave a presentation on this item, which covered the following issues:</p> <ul style="list-style-type: none"> • How to make people fall in love with Ashford; • Ashford’s important heritage; • How the Framework should embrace current and future projects; • Aspirations for the town – both from the Council and residents. <p>The Board discussed some of the issues raised in the presentation. Members agreed that it was important to combine an appreciation of the town’s heritage and history with a quirky and vibrant culture. It was acknowledged that the retail offer in Ashford may not grow in size, but that it may spread away from the town centre. Part of the vision for the future would be to create a social centre within the old town centre, to attract night-time leisure activities and create a vibrant night-life centrally. AO said it would be important to make use of temporary events to excite future interest and action.</p>	
<p>6. Newtown Works</p> <p>RA gave a presentation on this item, which covered proposals for converting the old buildings. He advised that there was unlocked potential in this exciting project, although there was still some way to go to meet the challenges. The Board agreed that the project could bring important added value to the town, and could have synergies with the nearby designer outlet. There was some discussion about possibilities for creating funding, and TK and RA would be involved in further discussions with interested parties.</p>	
<p>7. Commercial Quarter and Island Site Update</p> <p>SS introduced his report. He advised that work on Phase 1 of the Commercial Quarter was underway. He was pleased to advise the Board that a number of pre-lets had been agreed prior to instructing the agents.</p> <p>There was some discussion about options for the Island Site. Members noted these and asked SS to report back to a future meeting, once a</p>	

<p>way forward had become clearer.</p>							
<p>8. Commercial Property Investments</p> <p>SS explained that, following a recent article in the Estates Gazette featuring an interview with TK, the Council had been offered a number of commercial investment opportunities. SS drew Members' attention to the annex at the end of the report, and Members considered the four opportunities which had come forward in the Borough. There was some discussion regarding the Council's investment strategy, and BL recommended a 'blended' approach, to include investment for income as well as local investment which would provide added value in the Borough.</p>							
<p>9. Conningbrook Update</p> <p>SP drew Members' attention to the meeting of the Town Centre Regeneration Board on 24th February 2016, at which a pub operator had given a presentation on proposals for a pub/hotel at Conningbrook Lakes. SP advised that the operator's offer still stood, and the necessary land sale to facilitate this project had been completed. The Board discussed options for enhancing the Conningbrook Lakes area.</p> <p>The Board re-confirmed its support for the proposals and agreed to a Cabinet report being prepared to seek authorisation for the Council to enter into a land disposal agreement with the appropriate parties.</p>							
<p>10. Dates of Next Meetings</p> <table data-bbox="284 1218 1023 1294"> <tr> <td>27th April</td> <td>2pm</td> <td>Council Chamber</td> </tr> <tr> <td>25th May</td> <td>2pm</td> <td>Council Chamber</td> </tr> </table>	27 th April	2pm	Council Chamber	25 th May	2pm	Council Chamber	
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Queries concerning these minutes? Please contact Rosie Reid:

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