

# Overview and Scrutiny Committee

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Thursday, 21st March, 2019

## MINUTES

### Present:

Councillor Joe Baker (Chair), Councillor Debbie Chance (Vice-Chair) and Councillors Salman Akbar, Joanne Beecham, Michael Chalk, Andrew Fry, Pattie Hill, Anthony Lovell and Jennifer Wheeler

### Officers:

Sue Hanley and Paul Spooner

### Democratic Services Officers:

J Bayley and F Mughal

### 101. PRE-DECISION SCRUTINY - MATCHBOROUGH AND WINYATES DISTRICT CENTRE - OUTCOMES OF SOFT MARKET TESTING - TO FOLLOW

Members considered a report providing an update in respect of the Matchborough and Winyates District Centres' redevelopment.

Members were reminded that a report was presented to Executive Committee in January, 2019 and it was agreed that officers would undertake a soft market testing exercise with developers on the Homes England Delivery Partner Panel 3 (DPP3) in order to consider the best options for improvements in the District Centres.

The Town Centre Advisor provided Members with a summary of the key findings which outlined the soft market testing exercise and looked at various development schemes that would be viable, sustainable and beneficial for the local residents.

Members were informed that four developers took part in the exercise, and they had indicated that would be interested in working with the Council.

Following the presentation of the report Members discussed a number of areas in more detail:

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- Members expressed concerns regarding the re-development, as they had been mindful of mistakes which had been made in previous projects; in particular, the Church Hill redevelopment. The Town Centre Advisor reassured the Committee that lessons had be learnt and a different approach was being taken.
- The Committee raised concerns with regard to the lack of public consultation undertaken to date and noted that residents were aware of and in some cases anxious about the proposed scheme. The Town Centre Advisor explained that the Council had drafted a Communications Plan and this would be utilised should the Executive Committee agree the proposals detailed in the report.
- Members were informed that a meeting had taken place with some Ward Members, businesses and residents. Members asked for clarity of the arrangements for these meetings and the notes arising from them. The Committee further expressed their concerns that not all ward Members were informed of this meeting.
- It was specified that this was a soft market testing exercise and it was recognised that early engagement with the public was prudent and this would be undertaken once the developer was appointed.
- It was important that the district centres had continuity. Members were informed that it was envisaged that no existing houses or businesses would be demolished until the new development was completed.
- The Council would appoint a developer that they had full confidence in.
- A number of the developers had expressed the view that should they be successful in a future procurement exercise they would expect to have continuing involvement in the area once the development was completed. No options had been considered at this stage. A full report of the proposed scheme would be presented to the Executive Committee in June, 2019.
- It was important that the Council considered the financial implications when considering the options.
- Members agreed that the next report to the Executive Committee in respect of this matter, due to be considered in June 2019, should be subject to pre-scrutiny.

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## **RECOMMENDED that**

- a) **the positive outcome of the soft market testing is noted and officers are instructed to continue to analyse the results;**
- b) **as a preparatory to procuring a preferred developer, to instruct officers to continue to work to develop the Council's parameters for a potential scheme (economic, social and environmental) and the frame of reference for joint working with a developer and delivery of a scheme; and**
- c) **Officers report back with specific proposals for the formal procurement of a suitable development partner to work with the Council, stakeholders and the local community to develop and agree a comprehensive regeneration scheme for Matchborough and Winyates.**

## **RESOLVED that**

**the Overview and Scrutiny Committee pre-scrutinise the report in respect of the proposals for the formal procurement of the development on 6<sup>th</sup> June, 2019 prior to Executive consideration on 11th June, 2019.**

The Meeting commenced at 6.30 pm  
and closed at 9.30 pm