



# Old River Lane Delivery Board

East Herts Council | Wallfields  
Tuesday 11<sup>th</sup> June 2019 | Mtg Rm. 1.11 | 12.00pm

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## MINUTES

<b>Present</b>	Cllr Linda Haysey	LH	Chair
	Cllr Eric Buckmaster	EB	
	Cllr Geoff Williamson	GW	
	Cllr Graham McAndrew	GM	
	Cllr Terence Beckett	TB	
	Cllr Alastair Ward-Booth	AWB	
	Richard Cassidy	RC	
	Isabel Brittain	IB	
	James Gardner	JG	
	Christine Ogunkanmi	CO	
	Taryna Surtees-Moss	TSM	
	Kate Collins	KC	Minutes
<b>Apologies</b>	Mandy Barton	MB	
<b>References:</b>	East Herts Council	EHC	
	Hertfordshire County Council	HCC	

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LH opened the meeting and apologies were noted.

**1. Declaration of any conflicts of interest**

1.1 None

**2. Minutes of the previous ORL Meeting**

2.1 The minutes of the ORL meeting held on the 9<sup>th</sup> April meeting were agreed.

**3. Minutes of the previous Shaping Stortford meeting**

3.1 The minutes of the Shaping Stortford Steering group meeting held on the 24<sup>th</sup> April 2019 were noted.

3.2 JG briefly mentioned the Mill site and an action from this is for James Parker, Bishop's Stortford Town Council CEO and Sean Stringer from The Silver Spoon Company to liaise regarding the signage for The Mill.

3.3 JG mentioned that Trevor Brennan at HCC presented the traffic options for the Bridge which suggested a reduction to one lane due to the current volume of traffic.



#### 4. ORL Highlight Report

##### 4.1 ORL Core Site

Fortnightly meetings are now taking place Weightmans is the preferred legal partner. The lead partner is Andrea Steventon who will be supported by Bob Pritchard. Initial introductory meetings will take place next week with the DA anticipated to be executed in September 2019.

##### 4.2 ORL Funding Options

An officer group has been working on funding options and ownership/operational models for the entire ORL site.

##### 4.3 Land Assembly

With regard to the URC Church Hall, general Synod approval has now been granted. A meeting will be held in the first week of June to negotiate final matters within the Heads of Terms with a view to legal instruction commencing that week. It is currently subject to a completion by the end of June as part of earlier negotiations although it may now represent contractual exchange with completion in July.

##### 4.4 Northgate End

Extensive works towards agreement of HoTs and ongoing service protection has been complete and additional work remains outstanding. An officer group from EHC and HCC met on 3<sup>rd</sup> June ahead of a finalisation meeting on 5<sup>th</sup> June with the design team, Building Control, Fire & Rescue and the LEP. Hopes of exchanging contracts by the end of June 2019 were dashed as additional conditions were introduced by the HCC team. HCC advised a date in Q3 was more realistic.

##### 4.5 BSTC Land Swap

EHC & BSTC are working together to establish a land swap for the required triangle of land at Northgate End for the MSCP. This is to be presented to relevant stakeholders at EHC in July 2019 with BSTC being able to present to members in August 2019.

##### 4.7 Art Centre Design

JG visited The Storyhouse and spent some time with Andrew Bentley going through the works/technical design aspects and it was a very useful meeting. JG spent the day prior to this meeting with the architects. The next meeting is arranged for 18<sup>th</sup> June. JG is to look into arranging a group trip to Chester.

##### 4.8 Charringtons House

EHC have begun discussions to establish an approach to the movement of the protected tenants within Charringtons House to allow for demolition. A strategy to include these tenants, unprotected tenants and council operations will be developed over the summer with a fixed approach being delivered in September.



#### 4.9 **Planning**

EHC planning department met with the developer and project team members on 3<sup>rd</sup> June to begin the pre-application process. They wouldn't confirm a PPA but this will be confirmed in the next couple of days. Works have been concluded around the master plan and provision.

#### 4.10 **Joint Programme (Link Road Junction)**

The original Allies & Morrison feasibility options included a 4 way Link Road junction that is now present within the scheme design for access.. Teams will work together to ensure this matter is managed and the acceptance of this junction has been added to the Risk Register.

#### 4.11 **LEP Funding**

Funding for the URC and HCC land acquisition are both being funded by LEP contributions. Due to the delay in land transactions, EHC missed the planned drawdown of funds from the LEP and HCC advised that a date in Q3 is more realistic.

#### 4.12 **Northgate End**

EHC Counsel submitted a written response to the claimant's application for permission to apply for judicial review and the Judge refused the application in an Order dated 20<sup>th</sup> May 2019. The claimant nonetheless exercised their right of request for reconsideration at an oral hearing fixed for 13<sup>th</sup> June 2019. The next steps/actions:

- Agree/complete PCSA by EHC/CS Quantity Surveyor (QS)
- Appointment of Employers Agent (EA) as required under the JCT PCSA
- Appointment of a Design Champion
- Agree in principle to appoint Clerk of Works (COW) for RIBA stages 5 (construction) & 6 (handover).

LH recommended these actions for approval and everyone agreed to take these recommendations forward.

A training session is to be arranged for the next ORL Delivery Board meeting on Tuesday 9<sup>th</sup> July. The Council Chamber has been booked and Officers will be invited.

### 5. **Scheme Branding**

- 5.1 The group went through the branding/colours options. LH advised to go with the green colour which is the same as the current EHC and for TSM and JG to do a slide show on colour variations.

### 6. **Finance Options**

- 6.1 IB went through the financial options with the group. 31ten Consulting have been contacted (they provide bespoke financial solutions) and they help with modelling examples. Four options have been looked through with option three being the preference.
- 6.2 TB gave an excellent presentation to the group on BREEAM. TB went through ORL site sustainability and the different options available.



**Next Meeting**

East Herts Council, Wallfields  
Tuesday 9<sup>th</sup> July 2019  
Meeting Room 1.11  
12.00pm – 2.00pm