



## Minutes

### Gadbrook Park Executive BID Meeting

**Meeting:** Gadbrook Park Executive Board  
**Date:** Tuesday 10<sup>th</sup> October 2023  
**Time:** 12:00pm  
**Location:** MIS

| Name                          | Company                 | Name                   | Company         |
|-------------------------------|-------------------------|------------------------|-----------------|
| Chris McLaughlin (CM) (Chair) | MIS Ltd                 | Gill Williams (GW)     | CWAC            |
| Mike Bracegirdle (MB)         | Butcher Barlow          | Adam Gerrard (AG)      | Groundwork CLM  |
| Fran Johnson (FJ) (Treasurer) | WR Partners             | Hugh Shields (HS)      | Groundwork CLM  |
| Louise Blackham (LB)          | RMG                     | Stephanie Leese (SL)   | Groundwork CLM  |
| Olwyn Dean                    | Rudheath Parish Council | Andrea Richardson (AR) | Cheshire Police |
| Karen Nixon (KN)              | Cheshire Police         |                        |                 |

#### Apologies:

Mike Roberts (MR) – Frank Roberts  
 Gareth Rigby (GR) – WVHT  
 Julie Senior (JS) – Npors  
 Dave Brooks (DB) – Turnkey  
 Jane Hough (JH) – Groundwork CLM

|  |  | Actions |
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| <b>Welcome<br/>Apologies<br/>Approval of Minutes</b> | CM welcomed everyone to the meeting.<br><br>Apologies were received from JS, GR, DB, MR and JH.<br><br>No declarations of interest.<br><br>The Minutes from the previous meeting were approved as a true and accurate record.<br><br>Introductions were made around the table.   |         |
| <b>Accounts</b>                                      | AG introduced himself to the Executive Board. All board members should have all received the finance sheet. The finances are as they currently are in the system so some figures go past June 23.<br><br>AG went through the figures for April – June. AG asked if there were any questions on any of the themes. There were no questions. |         |
| <b>Project Update Report</b>                         | HS and several board members met Esther McVey MP to discuss encampments on Gadbrook Park. Injunction is in place, but money  |         |

still has to be paid through the injunction. Keyholding service is working well and Alpha supply weekly CCTV reports. There have only been 4 reported crimes up to July so far. Roller Shutter Door had fallen on to a security guard and resulted in minor injuries. The door has been serviced and repaired – the door had shown no signs of wear. The replacement is robust. HS has sent a quote to the board for a replacement door. AG suggested a 6 month service of the door.

HS to plan in 6 month service on the roller shutter door.

HS has sent a survey around the Park from WeMove regarding staff commuter shuttles. HS will facilitate a teams meeting to discuss with a board member present, and the board can decide if this is something they want the BID to support.

GW will ask a member of the transport team to attend the WeMove meeting.

HS discussed the UK Shared Prosperity Fund with grants available. One grant is regarding de-carbonising your business. No businesses from Gadbrook Park have taken up any grants yet.

Kings Award for Enterprise – easy to apply but nobody from Gadbrook Park has applied.

Planning Application put in by Fifield Glyn for 28 houses. No businesses have received any information. GW - it is usually only the adjacent businesses that receive information. HS has sent out the link on how to comment on a planning application. Would need to make a case that there is no demand for commercial use before it can go to residential. GW – the more comments on an application helps to outline the planning officer’s decision.

Board can also put in a comment from the BID – but cannot say it represents all the businesses on the park. FJ – could write a letter from the BID and share with the businesses on Gadbrook Park and urge them to share their own views and comment on the application. HS – Fifield Glyn are also a BID member – BID needs to support all BID members.

CM – could ask Fifield Glyn to consult with the BID Board regarding the development.

If the area is designated for mixed use commercial and offices – this is what the comments and arguments against need to be regarding.

LB – what is it looking like at present with regards to empty units on Gadbrook Park as a whole? Demand is picking up for office space. Interest in Richmond and Sherwood.

HS will send an email with a link to the planning application from the BID board to highlight the planning application and to encourage submitting a comment.

Bike to Work Day went ahead in September despite the poor weather.

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|                                    | <p>Tree Muskateers have continued with the Park maintenance and removed a yellow salt bin that was being filled with dog waste.</p> <p>There were no questions on the report.</p>  |   |
| <p><b>HS2</b></p>                  | <p>This has now been cancelled and the ongoing purchases have now been stopped. There is uncertainty on whether the land will be sold back that had already been sold. There has been no contact with Saville's. Concerns about access to the site during construction now alleviated.</p>   |   |
| <p><b>Gadbrook Landscaping</b></p> | <p>HS has reported the roads around Gadbrook Park with regards to the weeds. Hanging baskets will be taken down shortly. HS and GW have reported the entrance area to the council, as have Fifield Glyn. Many businesses have complained but no response from the council. GW spoke with the head of Highways who is now aware of the situation. GW will report back.</p> <p>This will continue to be pursued. GW – encourage businesses to report on the portal.</p> <p>HS has received an email from businesses on the Park regarding the potholes. All businesses need to be emailing Property. This area is not adopted so Highways will not do any repairs – this is down to Property. Potholes pose a danger for people walking.</p> <p>AG asked regarding service charges – businesses could join together and legally force the managing agent to repair the potholes with an increase in service charges. The service charge has already been increased. AG – need to understand the service charge budget for the roads. Can all the money be diverted in to road repairs? Tenants have the legal right to see what the service charge is and what it is being spent on. Can it be diverted to pothole repairs?</p> <p>HS got a quote to repair and would look up what it would cost to get it up to standard. Some properties were sold over the years and no further service charge arrangements. Property don't want to engage with HS but want to speak directly to the tenants.</p> <p>Head of Property is aware of this issue. AG suggested a letter of authority. Olwyn is happy to fight the corner for the BID.</p> | <p>GW to report back on entrance to the park.</p> <p>HS to encourage businesses to report the issue on the portal.</p> <p>HS to find out from Property what the service charge is currently and what it is being spent on.</p> <p>HS to structure an email and ask the businesses to forward to Property and copy in.</p> |
| <p><b>Properties</b></p>           | <p>Barclays have now given the keys back to the land owner. HS will speak with the owner regarding the future of the site. HS has also discussed landscaping.</p>  |   |

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|  | <p>The Hut Group are also putting some property up for sale. Ingenico – there is interest in the building. Overall there are 12 empty/for sale properties at present.</p>   |  |
| <p><b>AOB and Date of next meeting</b></p> | <p>AR – this past year there have been 7 incidents. 4 were unauthorised encampments, an audible alarm, highway disruption and theft from a motor vehicle. Police reported there are not many calls.</p> <p>Olwyn is looking to start a relationship with the BID.</p> <p>Police to send information on the Mini Police Officers. MIS may be interested in helping with the underpass - offer time for staff to help out with community issues. LB also would like information.</p> <p>Council has Space Hive – if people want to donate to projects.</p> <p>Cheshire Police conducted a presentation on the Mini Police.</p> <p>Cheshire Police do Christmas Awards – children that are nominated for outstanding work and for going above and beyond.</p> <p>Olwyn – always volunteering opportunities at the Venue and Griffiths Park.</p> <p>Quiz will return again in January 2024. SL to book in with Vale Royal Abbey – request food is hot.</p> <p>SL presented information on the training courses the BID has funded since April.</p> <p>CM thanked all for attending and closed the meeting.</p> <p><b><u>Date and time of next Executive meeting:</u></b> 10<sup>th</sup> January 2024 – WR Partners 12pm.</p> | <p>KN will send information on Mini Police to HS who will pass on to all businesses.</p> <p>SL to book in quiz and order prizes.</p> |