



Newport Unlimited Minutes of the Meeting of the Board held on 24 January 2008

Present: Mr G Watson (in the Chair);Mr J Burrows, Mr D Roberts, Mr S Gibson, Mr G. Keighley Mr M Noor, Mr J Norvill, Mr S Wild and Ms K Thomas.

Apologies: Mr P Bisson, Mr D Bowler, Councillors Bright and Mrs E Heath, Mr C Freegard, Mr R Jefferies and Mr G Jackson.

Also in

Attendance: Mr A Dakin, Mr L Donovan, Ms K Evans, Mr P Tarling, Mr S Wild and Mr J Thomas.

Declarations of Interest

The Chairman declared an interest in the Former Art College and Rodney Parade.

1. Minutes

The minutes of the meeting held on 20 December 2007 were confirmed as a true record.

Hospital Development

A response from the Minister's Office to the Board's letter forwarded in November had now been received. A review of travel times had been requested and was due to be undertaken by the WAG Health Minister.

Advertising on Stations, Trains and Buses

Work was continuing on how the proposals for advertising on stations may fit into an overall marketing strategy.

Freshwater

It was now necessary to go to competition as the existing contract was at an end. The Executive was to explore a more co-ordinated approach to PR involving Newport Unlimited, the Council's PR Unit and the University's Design students and a report would be submitted to the next meeting.

2. Chief Executive's Progress Reports and Targets

The Chief Executive updated the Board on the issues that had arisen and the meetings or events held since the last Board meeting. Progress on key projects and target dates for the regeneration programme were reported. Board members were also presented with information on the timetable for projects on site, shown by district and by sector.

The main issues raised were:

Financial Targets

Capital spend was 7.7m for December 2007 and it was expected to spend £10.5m by the end of March 2008. (Funding for the Riverside Park was ring fenced).

Outturn for Revenue spending was £850k against a budget of £995k, due to staffing issues, although ways of utilising the surplus were being investigated.

The position regarding receipts from land disposals was also discussed. Concern was expressed about achieving projected receipts.

IT WAS AGREED that a report be submitted to the next meeting assessing the shortfall issues and the financial implications for Newport Unlimited. The report should include a receipts profile for land sales and details of how land sales affected cash flow.

Kingsway/ Queensway Boulevarding

The main contract was complete. The speed limit here would be 20mph.

Kingsway Centre Refurbishment and Car Park

Internal works to the Kingsway Centre were almost complete and Wilkinsons had opened their new store, their largest in the UK. Works to the car park were underway with an estimated opening scheduled for January 2009.

Friars Walk Retail Centre

Modus were re-negotiating bank loans with new financial appraisal following the World banking situation but should be on site in March 2008. Over 60% of floor area had been pre-let and the value of pre-let floor space was on target.

IT WAS AGREED to invite Modus, through the Council, to the next Board meeting to address the issues of concern to Newport Unlimited.

Railway Station Regeneration

Network Rail was finalising the design for the main scheme for the station and tenders would be invited in 4-5 months. Following Railtrack Board approval, works could commence this year and be completed within 18 months.

Midus had been confirmed, by Network Rail, as the preferred developer and wished to enter discussions with the Council and Newport Unlimited to improve the scheme and facilitate progress to planning permission.

City Spires

Modus were actively working on the pre-lets but were unlikely to start before July 2008. The position regarding Admiral Insurance as potential office occupiers was unclear.

Left Bank/ University Campus

Preliminary works were due to commence within a week on site and planning permission was anticipated shortly in outline for phases 1, 2 and 3 together with detailed permission for phase 1.

City Vizion – Rodney Parade

Works were now on site, with the flood defences progressing well.

Former Art College

Concerns remained about the protection of this building. Scaffolding was not yet up to roof level although partial roof covering had been installed.

J Burrows would discuss the delays in protecting the building with the Council.

IT WAS AGREED to invite the developer to a future Board meeting to discuss the position and to invite the Council's Head of Planning and Economic Regeneration to appraise the Board of progress at the next meeting.

Crindau

National Grid properties were not now proceeding with their proposal to market the whole of their portfolio and wished to re-engage with Sainsbury's. Sainsbury's wished to start the construction of a new store here within twelve months.

IT WAS AGREED to advise National Grid Properties to engage with Sainsbury's as soon as possible to discuss options for redeveloping the site.

Old Town Dock Riverside Park

The first phase would be undertaken by Ed Ware.

Westmark

Contractor appointed and first works to commence in February.

Opal Development

Works were expected to be completed this year.

Old Town Dock Riverside South

The outcome of the housing study was awaited.

Pirelli Industrial Units

Works to the units were almost complete. Since the neighbouring site would not be used for the Bus Depot, the site had potential to provide further industrial units.

Pirelli Residential Development

Land raising works were on site and due to be completed by December 2008. A further progress report was requested for the next Board meeting.

Hospital District

A response was awaited from the Minister regarding proposals for the site. If the site was not used for health purposes, provision needed to be made to utilise the site for employment opportunities.

West Newport

In the light of the proposed use of the Hynix building as a date centre, and WAG's intention to revisit the masterplan, **IT WAS AGREED** that a presentation to a future Board meeting would be helpful.

East Newport

St Modwen had not yet finalised the legal agreement with the Council. Details of the first phase of development were still awaited. Gallaghers had been granted planning permission subject to legal agreement.

IT WAS AGREED to invite St Modwen to make a presentation to the Board on their proposals.

Flood Defence Strategy

IT WAS AGREED to receive a presentation on this matter at a future meeting.

3. Newport's World Heritage/ Crindau – Future Development

The Board received a presentation on the possible advantages to Newport in maximising its association with Blaenavon World Heritage Site and the potential for redeveloping Crindau Basin. Issues linking Newport's industrial and cultural past to the valley world site were discussed, including, Blaenavon Wharf, linking the canal with the Crindau Basin and a possible World Heritage Visitor Centre in Newport.

4. Marketing Activity Review

Consideration was given to a report on recent, current and planned short term marketing activity for Newport Unlimited.

The report highlighted activity for December/January 2008, including Website and International Marketing, UK AND Wales Marketing and Newport Marketing.

Reference was made to a section raising the profile of Newport Unlimited in “Cymru Corporate Wales 2008” and to the desirability of providing a link to Newport Unlimited on the Ryder Cup website for the 2008 event being held in Valhalla, Kentucky, to raise the profile of Newport, Newport Unlimited and the Ryder Cup in 2010.

IT WAS AGREED to note the report and to seek to provide a link to Newport Unlimited on the Ryder Cup website for the 2008 event being held in Valhalla, Kentucky, to raise the profile of Newport, Newport Unlimited and the Ryder Cup in 2010.

5. Board Meetings Schedule 2008

IT WAS AGREED to hold Board meetings for 2008 as follows, at venues to be decided besides Newport Unlimited Offices :-

URC Board Meetings		
Date	Day	Time
2008		
24 January	Thursday	09:30
21 February	Thursday	09:30
20 March	Thursday	09:30
24 April	Thursday	09:30
22 May	Thursday	09:30
19 June	Thursday	09:30
24 July	Thursday	09.30
21 August	Thursday	09.30
25 September	Thursday	09.30
23 October	Thursday	09.30
20 November	Thursday	09.30
11 December	Thursday	09.30

