

South Tees Development Corporation
1st Meeting
24th August 2017
Conference Theatre, Teesside Management Offices, Redcar, TS10 5QW

Minutes

Board members

Ben Houchen	Chair/Tees Valley Mayor
Sue Jeffrey	Chair/Redcar & Cleveland Council, TVCA
Dave Budd	Middlesbrough Council/TVCA
John Baker	Chair of Teesside Learning Trust
Sir Alan Cockshaw	Shawbridge Management
Bob Cuffe	Gazette Media
Philip Leech	Urban & Civic
Graham Robb	Recognition PR
David Smith	Energy Network Association
Professor Jane Turner	Teesside University

Associate Members

Amanda Skelton	Redcar & Cleveland Council/Chair SSI Task Force
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Statutory Officers

Jonathan Bretherton	STSC Ltd/STDC
Julie Gilhespie	STDC

Officials

Andrew Nixon	Monitoring Officer/RCBC
	STDC - secretariat

Apologies: Steve Gibson, Paul Booth, Anand Srinivasan and Andrew Lewis.

Item 1 – Welcome and introductions - Chair

1.1 The Chair welcomed everyone to this inaugural meeting. He took the opportunity to acknowledge the work of the shadow Board, the ongoing work of STSC Ltd and the work in supporting the visit of 3 senior Government Ministers to the Site on 23 August. It was noted that very positive feedback had been received from all parties and that Number 10 and BEIS are very supportive of the programme. A news slot from BBC Look North, reporting on the event, was shared with the Board.

Item 2 – Declarations of conflicts of interest - Chair

2.1 None declared.



Action 5: A paper on the specific powers of STDC to be brought to the next meeting. [REDACTED]

Action 6: A high level briefing on CPO powers to be given by the CPO lawyers (subject to their appointment) at the next Board meeting. [REDACTED]

5.2 During discussion of the draft Master Plan a number of points were noted:

- There will be 2 documents – an executive summary (including the questions and necessary elements for the SPD) for public consultation with a larger document available to those who wish to access it through the website.
- The document should suggest potential allocation of land uses demonstrating opportunities for comprehensive redevelopment and reuniting fragmented ownership.
- People will already be forming views and it was suggested that we show images from elsewhere illustrating the types of development we are contemplating.
- It is important to give people enough to inspire and demonstrate they can have confidence in us.
- As the first formal communication it must be positive and bold.
- Board members are keen to ensure that this exercise is completed properly and that messages in the consultation are appropriately crafted before we launch.

5.3 A discussion ensued on communications around the draft Master Plan. It was noted that RCBC are leading the work on the consultation as part of the planning process, for this to become a Supplementary Planning Document (SPD), but wider communications need to be managed in parallel. The Communications Committee would discuss this at its first meeting. Suggestions for events included open days, bus tours around the site and use of various means of communication to ensure the widest possible audience felt able to respond.

Action 7: Consultation and events around the draft Master Plan launch will be discussed at the first meeting of the Communications Committee. **Graham**

5.4 A copy of the Strategic Plan was made available to Board members. Comments are sought on the document by 7th September.

Action 8: Comments on the Strategic Plan to be submitted to Sue Houston by 7th September. **Board members**

5.5 It was noted that a positive meeting had been held with the CEO of the Environment Agency. They are keen to work with STDC and are nominating a senior officer to work with us on:

- establishing an Environmental Credits Bank within the coastal zone of the Master Plan; and
- to develop a streamlined approach to licencing and regulatory approvals which will be an attractive feature for future investors.

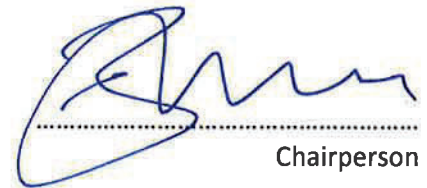
Item 6b – CEO update – Paper 1.5 – Confidential - Jonathan Bretherton

6.1 Jonathan noted that he has weekly conversations with [REDACTED] to aim to secure progress on the deal with the Thai Banks but noted the Banks are keen to see the Financial Model before they will finalise their MOU with STDC. An exit strategy has been agreed for the OR and a further visit to Thailand is planned. It was noted that trust has been established which is positive for further progress. A suggestion was made that ongoing engagement with the Banks as we agree deals with others would be a positive step. It was anticipated that STDC would soon be able to talk about a deal with Sembcorp. Jonathan advised that the draft agreement with Sembcorp would be brought to the Board for approval. Colleagues also suggested that

Item 8 – AOB

8.1 It was noted that a conversation had been held with Greg Clark regarding the need to understand what was above and below ground on site to allow us to establish the value of the land. This will then dictate the evolution of how we move forwards. There is recognition that this impacts on both SSI and Tata land and it was noted that the current allocation of funding does not allow for it to be spent on the Tata land but the Mayor is addressing this as noted in paragraph 6.3.

The meeting closed at 3pm



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Chairperson