

## MILTON KEYNES DEVELOPMENT PARTNERSHIP LLP

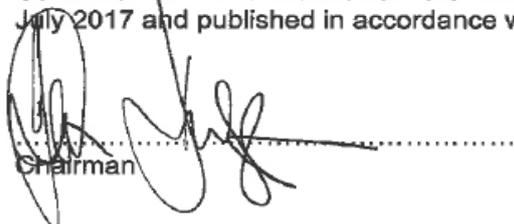
**Extract from Minutes of Board Meeting dated 31<sup>st</sup> July 2017 at 10:00 a.m.  
Held in Rowan Room, Saxon Court, 502 Avebury Boulevard, Milton Keynes**

Item	
<b>1</b>	<b>Declarations of Interest</b>
	No new items were declared in relation to the business to be discussed.
<b>2</b>	<b>Previous Minutes</b>
	<p>The minutes of the meeting held on the 26<sup>th</sup> June 2017 were approved subject to noting that the Chief Executive (CEO) would step down from the Bletchley Park Trustees Board if there was a conflict between his interest as a member of the Bletchley Park Trustees board and his interest as CEO of MKDP.</p> <p>MK: University: It was <b>AGREED</b> that the back stop position should the project fail was that MKDP should retain an option.</p>
<b>3</b>	<b>Matters Arising</b>
	<p>The schedule of matters arising was presented to the Board and noted.</p> <p>Financial Update: Update to be given under item 10.</p>
<b>4</b>	<b>Hotel La Tour (HLT) – presentation of plans</b>
	<p>The Board members were advised that the planning application would be delayed until the end of August/September to take into account stakeholder feedback, some of which had already been received and incorporated into the design. A design review panel had been arranged with CABE for the 11<sup>th</sup> August 2017 to discuss the proposed design.</p> <p>It was noted that stakeholder engagement included meetings held with Planning, Historic England, Town Council and Business Forum. A workshop was being arranged with other major stakeholders as requested by Town Council, which would follow the design meeting with CABE.</p> <p>The Board <b>AGREED</b>:</p> <ul style="list-style-type: none"> <li>• to approve the proposals presented by HLT and to delegate to the Chief Executive and Chair any amendments derived from the ongoing planning process;</li> <li>• that terms of agreement should reflect the public access to the ‘Sky bar / viewing area’;</li> <li>• that the view of the edges of the building should be further softened especially from the direction of Campbell Park.</li> </ul> <p>The Board considered the proposals further and <b>AGREED</b> that it would be helpful to set up a meeting with the developers prior to engaging with Planning and with the Development Control Committee (DCC).</p>
<b>5</b>	<b>Hotel Operator – Site B3.1S – presentation of plans</b>
	The presenters outlined their other successfully completed projects, and noted that it was proposed to work with the Franchise to deliver this project. It was intended that, once completed, the hotel would be held by the Hotel

	<p>Operator, which had sufficient capital and infrastructure to run it as a business.</p> <p>The Board <b>NOTED</b> the design and trajectory presented.</p> <p>After further discussion:</p> <ul style="list-style-type: none"> <li>• It was noted that the Hotel Operator would need to discuss with the Planning Department plans for a University on B4.</li> <li>• The presenter was asked to consider whether the building should be higher than 12 storeys.</li> <li>• A preference was stated to avoid external materials of a 'rust' effect.</li> <li>• Parking solution.</li> </ul> <p>The Board considered the project in the context of the university plans and how to extract value from these for the benefit of Milton Keynes.</p>
<b>6</b>	<b>Exclusivity Agreements for Snelshall East and Shenley</b>
	<p>It was reported in relation to Snelshall East that Heads of Terms had been broadly agreed and due diligence completed. Both developments had been passed at pre-application stage.</p> <p>The Board <b>APPROVED</b> the following:</p> <ol style="list-style-type: none"> <li>1. Exclusivity with the proposed occupiers for Snelshall and Shenley Brook End.</li> <li>2. Shenley: A 6 month exclusivity to procure a development partner.</li> <li>3. Instructing franking valuations and appointing solicitors for Shenley and Snelshall East.</li> </ol> <p>A request was made to consult with Ward/Parish Councils.</p>
<b>7</b>	<b>MKDP Review – Action Plan</b>
	<p>The papers relating to the Review Action plan were presented. It was noted that a Delegated Decision was to be made on the 8<sup>th</sup> August. 2017.</p> <p>The Chairman drew the attention of the Board to comments from John Walker, which were noted.</p> <p>The Board discussed:</p> <ul style="list-style-type: none"> <li>• Implementation of the action plan as a collective responsibility to ensure delivery and management of the various projects to conclusion.</li> <li>• Council's clarification in some areas in order for MKDP to give effect to – or act within - its requirements.</li> </ul> <p>It was <b>AGREED</b> that financial planning should be considered in tandem with the MKDP Review.</p> <p>The Board <b>NOTED</b> the recommendations submitted to the meeting.</p> <p>The Board <b>APPROVED</b> the delegation:-</p> <ul style="list-style-type: none"> <li>• To Mazars the consideration and report on the appropriate vehicle for the ongoing role of MKDP;</li> <li>• To the Chairman and Chief Executive the terms of a Board Evaluation;</li> <li>• To the Executive the approach to MKC to establish a workshop and the preparation of a detailed implementation plan for the Board.</li> </ul>

<b>8</b>	<b>Business Improvement Board (BID) Appointment</b>
	The Board <b>APPROVED</b> the appointment of Charles Macdonald to the BID Board.
<b>9</b>	<b>Fishermead Planning Application</b>
	The Board <b>NOTED</b> receipt of the notification of a planning application for this site for temporary housing accommodation through Your:MK.
<b>10</b>	<b>AOB</b>
10.1	<b>D4.4N:</b> It was noted that the closing date for tender submissions was the 10 <sup>th</sup> July.
10.2	<b>Recruitment:</b> The Board were advised that an offer had been made and accepted for one of the Assistant Development Surveyor positions. It was noted that recruitment was ongoing to fill the second position.
10.3	<b>PR/Comms:</b> Future:MK50 – Schools Competition. The Board were advised that feedback from schools was positive and that radio interviews had been conducted to promote the competition. All secondary schools had been contacted.
10.4	<p><b>Bowl:</b> It was reported that stakeholder engagement had commenced in both the Private and Public Sectors. Feedback from Ward and Parish Councils in relation to the proposed use of the Bowl as a concert venue was consistent.</p> <p>A number of concerns were raised relating to:</p> <ul style="list-style-type: none"> <li>• a debate about the type of scheme to go to public consultation;</li> <li>• the impact the proposed scheme would have on the city centre;</li> </ul> <p>It was noted that:</p> <ul style="list-style-type: none"> <li>• the stakeholder consultation was to enable the board to take the views of the public and private sectors into consideration in its direction of travel.</li> <li>• that the Bowl should be considered within the context of the Renaissance:CMK plans and be brought back to the Board for further consideration.</li> </ul>
10.5	<p><b>Finances:</b></p> <p>It was reported that:</p> <ul style="list-style-type: none"> <li>• MKC had yet recruited replacement the financial resource</li> <li>• Mazars had been appointed by the Council to provide interim financial support to bring the management accounting back into line.</li> <li>• Mazars had also been asked to support the process of recruiting a part-time CFO.</li> <li>• The Executive remain hopeful of meeting MKDP's financial targets for this year. A couple of potential transactions were subject to planning consent by year end.</li> </ul>

Confirmed as a true extract from the Minutes of the meeting of the Board held on 31<sup>st</sup> July 2017 and published in accordance with the Freedom of Information Act 2000.

  
Chairman