

STOREY'S FIELD COMMUNITY TRUST

Tuesday 9 September 12 noon

Gravel Hill Farm

Madingley Rise, Madingley Road, Cambridge, CB3 0FU

Present:

Jeremy Sanders (Chair), Heather Topel (UoC), Sian Reid (CCC) , Kevin Blencowe (CCC), John Hipkin (CCC)

In attendance:

Vicky Mays (UoC), Trevor Woollams (CCC)

Apologies: Jonathan Nicholls (UoC)

1. Introductions

Introductions were made and John Hipkin was welcomed to his first meeting of the Storey's Field Community Centre Trust

Heather Topel gave a brief overview of the governance arrangements set out in the Section 106 and explained that the heads of terms set out three trustees nominated by each part of the joint venture (the University of Cambridge and the City Council) forms the trustee board for the Storey's Field Community Trust.

The Trust has responsibility for the management of the Community Centre and adjacent land.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the Last Meeting

The notes from the last meeting held on 6 May 2014 were confirmed as accurate.

4. Current membership

The Trust received an up to date membership list.

5. NWCD delivery timetable, design and planning update

It was noted that the design and planning update would be a standing item on the agenda. It was reported that infrastructure works had commenced on site and the team was gearing up for an intensive two year construction phase.

The Trust noted that the first building which would be completed on site would be the Primary School which would open in September 2015. It was noted that key worker housing could not be occupied until the Community Centre is completed.

Development partners are currently being selected for the private market housing and it is anticipated that contracts will be signed by the end of September 2014. Tenders had been issued for hoteliers and it was confirmed that the operator for the supermarket would be Sainsbury's which would open in early 2017.

It was reported that the programme timescales had remained largely unchanged. However, as new contractors become involved the programme may well need to be adjusted.

It was reported that mailshots and email bulletins had been circulated to local neighbourhoods alerting the community to potential disruption caused by the development.

The Trust was pleased to note that the University of Cambridge has adopted new safety requirement for all contractors working on University developments.

6. Business plan – preliminary discussion

It was reported that a business plan for the Community Centre was in development and required input from the Trust to provide direction for prioritisation and charging mechanisms.

It was agreed that a clear articulation of the business plan would be required to inform the role for the Community Centre manager. Once in post the manager would be expected to adapt the business plans as required.

The Trust agreed the need to benchmark the Community Centre with similar facilities to give fair comparisons to pricing and prioritisation of functions.

It was reported that the City Council would be keen to encourage multi use of the centre offering a comprehensive range of activities which would cover non-commercial local use, non-commercial use from out of area and commercial use.

It was agreed that a balance of commercial events would be required to subsidise local non-commercial activity. The Community Centre would have a nurturing role facilitating the community while attracting commercial events.

St Augustine's Community Centre and St Paul's Community Centre were cited as appropriate benchmarking models.

It was suggested that a profile of the community based at West Cambridge could be built in order to inform what types of activities they would like to see take place at the Storey's Field Community Centre as representative of some of the population that will reside in the North West Cambridge Development.

It was agreed that when appropriate discussions with the neighbouring primary school need to be held about opportunities to share services and facilities. Potential for shared services could be sharing kit, IT management, car parking and co-ordinating booking systems.

It was confirmed that the North West Cambridge Development Commercial Director will give a presentation about estate management at the November meeting.

It was agreed that all events should be chargeable even if these might be set at very low rates. The financial objective would be to break even or at least reduce the subsidy provided to the Community Centre as far as possible.

The Trust agreed to explore the services offered by Conference Cambridge and to seek advice from them about the potential of the Community Centre facility. It was noted that Conference Cambridge deal with a wide range of events which may be compatible with the Community Centre on a commercial basis which may subsidise other activities. This would be approached in line with the vision and ethos of the facility.

It was agreed that the business plan would be brought to the November meeting

7. Site wide naming strategy and the Community Centre

The Trust received information regarding the new neighbourhood names across the development. The Primary School had also been named so it was timely to think about the official name of the Community Centre and the function rooms.

The Trust agreed to formally adopt the name Storey's Field Community Centre.

8. AOB

It was noted that the Trust would be notified and consulted prior to any future planning applications relevant to the Community Centre and associated land.

9. Date of the next meeting

The next meeting is scheduled for 10 November 2014.