



Agenda

Winsford 1-5 Business Environment Group Annual General Meeting

Date: 18th October 2012

Location: Winsford Industrial Estate

Time: 1200-1400

1. Annual General Meeting

- Welcome from AGM Chair – Pete Price
 - Voting for the new Executive and Chair
 - Executive Reports – Annual Report and Accounts (Approval of Annual Report and Accounts of the Executive and Partnership) – Jane Hough
 - Announcement of AGM Results
 - 2012/2013- Plans – Jane Hough
- #### 2. Update of the proposed Traveller Showman Site
- #### 3. Questions from the businesses
- #### 4. AOB

The UK's First Industrial Estate Business Improvement District

Support by:  Cheshire West
and Chester

Managing Agent:



AGM - Minutes

Winsford 1-5 Business Environment Group Meeting

Date: 18th October 2012
Location: Ruck, Road One, Winsford Industrial Estate
Time: 12pm-2pm

Name	Company	Name	Company
Pete Price	Office Essentials	Mike Kelly	Groundwork Cheshire
Jane Hough	Groundwork Cheshire	Sophie Bailey	Groundwork Cheshire
Naomi Bates	Advanced Medical Solutions	Iain Paton	Cheshire West and Chester Council
Jacqui Wood	CSS Ltd	Syd Williams	CSS Ltd
Tom Parker	Edmundson Electrical	Steve Margerum	Finning
John Jackson	Indeco	Matthew Pochin	Lamonts
Andrew Rycroft	Mitras	Matt Horobin	Onetek
Jordan Kennedy	Patrick Properties	Dharma Nurse	Ruck
Richard Robbins	LP Chemicals	Geoff Ashley	Ashley Communication

Apologies

George Ralston	STM	Lee Donaghey	Onetek
Alan Shea	Finning	Liz Urwin	Britton Taco
Mike Kingston	Combined Tyres	Dave Snasdell	Cheshire Police
Shaun Hardman	Iveco		

Agenda Item	Minutes	Actions
Welcome from AGM Chair	Pete Price welcomed companies to the AGM and handed over to Iain Paton from Cheshire West and Chester.	
Voting for the new Executive and Chair	Voting papers were handed out to all eligible companies present to vote on the proposed new executive board.	
Executive Reports – Annual Report and Accounts	Iain Paton passed over to Jane Hough who went through the annual report and accounts. The annual report and accounts for 2011-2012 were reviewed and signed off by Pete Price at the end of meeting.	
Announcement of	The proposed executive board was approved by all eligible companies present using the voting papers. The Executive Board for the following year consists of:	

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<p>AGM Results</p>	<p>Pete Price – Office Essentials Shaun Hardman – Iveco George Ralston – STM Richard Robbins – Euro Lab Supplies Jordan Kennedy – Patrick Properties</p> <p>There are 2 Executive Board places vacant.</p>	<p>Contact MK, JH or PP for information about the Executive Board vacancies.</p>
<p>Plans for 2012-2013</p>	<p>The annual estate quiz will be held again next year, Mike Kelly will be sending out information in the next few weeks.</p> <p>Courses and seminars are currently being planned for the next 2 quarters. Iain Paton suggested looking into Government supported training that is currently taking place in Manchester.</p> <p>The estate Trade Day was a success, with over 30 businesses from the estate exhibiting, the exhibition will be held again in 2013.</p>	<p>Contact JH or MK about any course you think should be delivered.</p>
<p>Proposed Traveller Showman Site Update</p>	<p>Pete Price: There have been various meetings between myself, Mike Kelly and councillors. Several of the councillors have had tours of the estate. Weekly bulletins have gone out about various businesses on the estate.</p> <p>Jane Hough: The decision will probably be made in the new year. The planning application should be submitted in November, this will then be a 8 week process. The letters that have already been sent into the Council will not count during this process therefore any letters will have to be resent. The consultation will last for 3 weeks.</p> <p>There is a fear that if the site goes ahead that it may become a residential site in future years. If the showman site is approved a contract will be in place to ensure that the use of the site cannot be changed.</p> <p>Site surveys have been taking place over that last few weeks; a buffer zone has been created around the pond due to the number of newts, also, the poplar trees have caused problems for surveying. So far around 20K has been spent on survey work. The money for the site must be bid for at national level, this could mean that the council may not be able to afford to go ahead with the site.</p> <p>If the site was approved and went ahead, Winsford would be the only town in Britain with 2 Travelling Showmen sites, within 2 miles of each other. This would mean that Winsford would then have 4 Traveller / Travelling Showmen sites.</p> <p>The Woodford Park residential site should be complete by July 2013.</p> <p>Mike Kelly: Has asked the council several times; where is the</p>	<p>JH to check length of consultation process.</p>

	<p>demand and where are they coming from? But has not had a response. If the plans go through it will cause problems with future expansion plans for several companies. ASM provided a written proposal for land prior to this proposal but was informed that the land was not for sale. Also, one of the companies on the estate which is located near to the proposed site plan to start a 24/7 operation.</p> <p>Syd Williams: Several companies have expressed an interest to build on the land but the council are stating that they received no applications in the past as these were sent to Vale Royal who was in operation then. The decision will come from the planning committee who are not local. We should change how we approach this now as it has been 12 months since this was first proposed. We should now go to the national press and work against the council as they do not like bad press. We could possibly stop paying rates and move signs to council land and keep doing this when they are taken down.</p>	<p>At the next executive board meeting, review how to proceed with regards to working with the council or not.</p>
<p>Questions from the Businesses</p>	<p>Naomi Bates - <i>Why was there less spent on training in 2011/12 than 2010/11?</i> First Aid training was taken in-house and the employment law seminars were provided free of charge.</p> <p>Andrew Rycroft - <i>Is the accrual up-to-date for the Showman site work?</i> Yes, the professional planner (Turley Associates) is currently on hold at the moment. There is money in the budget that could be utilised in the future.</p> <p>Jacqui Wood - <i>When is the decision regarding the Showman site to be made?</i> The planning application is due to be submitted in November, it was meant to have been submitted in July.</p>	
<p>AOB</p>	<p>The meeting was closed and Pete thanked everyone for attending and Rucks for hosting and providing the buffet.</p>	

If there are any questions about any of the above then please do not hesitate to contact the Principal Project Manager Jane Hough by telephone on 01606 723175 or by email at jane.hough@groundwork.org.uk

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Winsford Managers Report October 2012

- Crime on the estate remains low, with minimal losses in the last 6 months. Made aware of theft of cable from vehicle and damage to a window at ASM.
- Utilised security patrols across the estate throughout the summer bank holidays which included foot patrols.
- Foot Patrols by security staff prove to be highly popular by business community.
- Signage erected on private land to protect against the Showmans proposal.
- Petition reaches 750 objectors.
- Regarding the Showmans site, met with 4 local councillors for formal estate visits and tours of the estate.
- Many local councillors supportive and understanding of the position of the 1-5 Group.
- Assisted companies in producing “case studies”.
- Steve Rhodes awarded contract to maintain planted areas on the estate.
- Numerous incidents with skate boarders on Cosmo site, police monitoring.
- Health and safety and first aid courses provided for estate companies.
- 2 complaints of “bad smells” from wood burners on Road 5 and 2.
- New multi lingual “no parking” sign erected on Road 5 problem entrance.
- Highways completed 100m resurfacing plus additional roadways repairs along Road 1.
- Toured estate with CWAC representative to discuss poor conditions of Road 2, Ion Path, Meridian railings and CWAC car park.
- Some strimming work undertaken on Road Two to improve appearance.
- Viridor and Omega leave estate.
- Tripak purchase factory.
- Joining estate in offices above Ruck: Ashley Communications and Rose Recruitment.
- Amerdale acquire old Kwiks site on Road 3 and commence multi-million refurbishment.
- Brickworks take up place on estate on Road 3 – Ex. Iveco.
- Boxworks take up space on Road 1 – Ex. DJM.
- 3 new tenants in Meridian House.
- Martin Dawes acquires FI House and warehousing on Road 4.
- AC Mechanics re-locate to Road 2 from Road 5.
- BAM Nuttall joins estate by taking lease on Road 3 – Johnsons building.
- KC Autos looking to acquire development land on Road 1.
- GDN introduces new products from other locations strengthening position on estate.
- Foodservice bringing new production facilities on line, strengthening position on estate.
- Manufacturing company investigating options to relocate to Premier Park.
- Attended workshop on Winsford town plan. Made a number of points including the need to ensure high quality office accommodation is included in the mix of new business premises

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which are created. Provide a business hotel in the town. Redirect education to take into account the need for technical skill shortages. Enlarge the train station car park.

- Was asked at the meeting had anyone left the estate other than Tesco because of poor access to the motorway? I was not aware of a specific instance but I did make the point that this could be a factor in dissuading companies from relocating to Winsford and does not help in letting the existing empty warehouses.
- New PCSO for the estate, Collette Graham-Battersby replaces Tom McDermott.