



Stapleford

**STAPLEFORD TOWN FUND EXECUTIVE BOARD**

**Friday 23 September 2022 10.00am**  
BBC Council Chamber, Beeston

**PRESENT:**

Cllr David Grindell

Ian Jowett (Chair)

Zulf Darr

Cllr John McGrath

Cllr Richard MacRae

Cllr Teresa Needham

Cllr Jan Goold

Cllr Sally Gill

Melanie Phythian

Robert Flatley

Frank Horsley

Tom Spink

Stuart Baird

Babs Sandhu

Ryan Leggat

Sue Cumberland

Broxtowe Borough Council

WMD Ltd

Broxtowe Borough Council

Stapleford Community Representative

Broxtowe Borough Council

Stapleford Town Council

Stapleford Town Council

Nottinghamshire County Council

Towns Fund Policy Advisor

Darren Henry MP Constituency Support  
D2N2

MyPad

BakerBaird

H Telecentre/Euronics

Ryan's Plumbing and Heating

Little Drivers Stapleford Ltd

**OBSERVERS:**

Anya Lyons

Clair Low

Jonathon Little

Vicky McCourt

Broxtowe Borough Council

Broxtowe Borough Council

Broxtowe Borough Council

Broxtowe Borough Council

**APOLOGIES:**

Darren Henry

Cllr Richard Jackson

Ryan Dawson

Ruth Hyde

Paul Sweeney (Vice Chair)

Will Moorlidge

Cllr Sue Paterson

Colin Hallahan

Cllr Tim Hallam

Phillipa Ward

MP for Broxtowe

Nottinghamshire County Council

Broxtowe Borough Council

Broxtowe Borough Council

Robert Ellis Estate Agents

D2N2

Stapleford Town Council

Faithful and Gould

Broxtowe Borough Council

Broxtowe Borough Council



	ACTIONS
<p><b>1. <u>Welcome and Introductions (Chair)</u></b></p> <p>Ian Jowett welcomed everyone to the meeting.</p>	
<p><b>2. <u>Apologies for absence (Chair)</u></b></p> <p>Apologies for absence were received and noted.</p>	
<p><b>3. <u>Formal LAF Process to Appoint 4 new Board Members (JL)</u></b></p> <p>Potential new Executive Board members:</p> <ul style="list-style-type: none"><li>a) Babs Sandhu</li><li>b) Sue Cumberland</li><li>c) Ryan Leggat</li><li>d) Cllr Tim Hallam</li></ul> <p>introduced themselves then stepped outside during discussion and vote.</p> <p>RM proposed to add all 4 new Board Members. Board unanimously agreed.</p>	
<p><b>4. <u>Agreement of minutes of previous meeting (All)</u></b></p> <p>SG noted that NCC's Mini Holland funding is not secured yet, they have won enough to undertake a feasibility study, and will apply when feasibility is complete.</p>	
<p><b>5. <u>Declarations of interest (Chair)</u></b></p> <p>TN declared she is a University of Nottingham employee</p> <p>RM declared interest as youth club worker</p> <p>DG declared a special interest as Mayor of Broxtowe</p>	
<p><b>6. <u>Updates on live projects</u></b></p> <p><b>a) <u>Town Deal Grants Panel (AL/VM, Report Attached)</u></b></p> <p>VMc thanked Panel members for all their hard work in bringing us close to achieving committed targets (See report for full detail).</p>	



	ACTIONS
<p>RM queried Sunshine Fish and Chicken business occupancy. VMc responded that PW had investigated and the business tenant should be returning next month.</p> <p>VMc requested guidance from Executive Board around the application for multiple strands of grant with little to no co-funding identified.</p> <p>RM expressed concern that it would be inconsistent to amend the grant policy to disallow more recent applicants from accessing BDF and BCG. TN explained the Panel review this on a case by case basis to assure fair co-funding contributions. RM and JL satisfied.</p> <p>MeIP assured Board that December 31<sup>st</sup> STCRF deadline was only internal, so 'extension' for spend commitment to end of 2022/23 financial year is fine.</p> <p>Six individual applications were reviewed, see reports for full detail.</p> <p><b><u>Application no.72</u></b></p> <ul style="list-style-type: none"><li>• AL: UoN to provide consultancy for BDF element. Applicant has been responsive. This application hits green retrofit, DDA targets and provides £30k match funding.</li><li>• TN panel liked that this offers a unique service in Town and that neighbours share use of their DDA toilet. Roof considered especially as single storey business.</li><li>• DG highlighted schemes need to be deliverable within timeline so ensure this.</li><li>• JG queried checks regarding business viability, AL and JL explained audit procedure of reviewing accounts and credit background checks.</li><li>• JL suggest approve BCG, await quotes and UoN suggestions for BDF.</li><li>• Board in agreement. In principle approval of BDF, full approval of BCG.</li></ul> <p><b><u>Application no.74</u></b></p> <ul style="list-style-type: none"><li>• AL: Option to part fund. Green retrofit and match funding meets targets</li><li>• VMc mentioned planning permission would be needed for a rear extension.</li><li>• JE advised Board may want to reject extension if not deliverable within timescale.</li></ul>	<p>VMc/PW to check</p> <p>31 March 2023</p> <p>PW</p>



	ACTIONS
<ul style="list-style-type: none"><li>• DG suggested rear extension should not be discussed/considered until plans have gone to planning</li><li>• RM questioned if this landlord who owns several properties has already been given too much money. [De minimis]</li><li>• JL mentioned that tenant should be protected eg a clause preventing landlord from increasing rent, so the business remains the true beneficiary of the grant.</li><li>• FH BCG looks fine, but should split the 2 applications</li><li>• JL Agreed to action above</li></ul>	VMc to monitor  JL/ VMc/ PW to update GOL
<p><b><u>Application no.28</u></b></p> <ul style="list-style-type: none"><li>• IJ mentioned the improvements were a great use of the money</li><li>• JM The improvements would help that stretch of road leading into Stapleford</li><li>• JG thought the improvements were an admirable thing to do</li><li>• JL asked do the Board agreed to all funding, unanimous yes received in line with recommendations from UoN.</li></ul>	PW
<p><b><u>Application no.52</u></b></p> <ul style="list-style-type: none"><li>• RM abstained as he knows the applicant</li><li>• All agreed for funding</li></ul>	
<p><b><u>Application no.61</u></b></p> <ul style="list-style-type: none"><li>• AL presented application, highlighting it still needs quotes and likely match funding. This application hits green retrofit and DDA outputs.</li><li>• DG mentioned the shop's identity should be conserved. Gave his full backing</li><li>• JG added if Stapleford lost the shop it would be a great loss.</li><li>• TN does not want a design which is too modern, the frontage and internal need to be protected.</li><li>• JL asked who landlords are. JM advised the name of the landlord. JL advised the tenant's interests should be protected and make this known in all grant letters, board agreed.</li><li>• Grant approved pending quotes, except rotten joists repair, this should be repaired by the applicant as co-funding.</li></ul>	VMc/PW  PW
<p><b><u>Application no.38</u></b></p> <ul style="list-style-type: none"><li>• JM to leave room due to conflict of interest.</li><li>• AL good creation of jobs. BrBC miscommunicated re the match funding so applicant will now try to source this.</li></ul>	



	ACTIONS
<ul style="list-style-type: none"><li>• RM liked the idea of an outdoor veg patch if community groups maintain it and run the idea. Will abstain from this grant application</li><li>• IJ new outdoor service expansion is good idea, fully supports.</li><li>• DG suggests the Brewery contribute match funding required.</li><li>• JG commented re where the new ramp would be going as the front steps are so steep, AL did not know but assumed side or rear entrance.</li><li>• JG cautioned pubs are not the best environment for children so queried funding a play area.</li><li>• Majority of Board support application in principle</li><li>• JG commented that because a Cllr was involved it might appear bias to grant this business money.</li><li>• JL proposed to hold talks with ZD, RH and himself to make decision to avoid Board's conflict of interest. This can take place once match contribution is confirmed.</li><li>• DG and IJ second this idea. FH offered for a D2N2 representative to attend too for impartiality.</li><li>• ZD assured the Board he would run it by legal to ensure we are following council rules</li></ul>	JL/ VMc
<p><b>b) <u>Additional Learning Facility (JL, Verbal Update)</u></b></p> <p>JL delivered update on NCC delays with façade</p> <p>Updated delivery programme: 2 Phases, Phase 1 - build classrooms now, Phase 2 defer façade grant. Funding agreement with NCC to be agreed.</p>	
<p><b>c) <u>Enterprise Hub &amp; demolition of Tiles UK for a car park (Ec Dev team, Verbal Update)</u></b></p> <p>VMc gave an update on current position of the demolition of the Tiles UK site to create the car park, with AL undertaking work with demolition contractors.</p> <p>Resolved issues:</p> <ul style="list-style-type: none"><li>• Cadent disconnection</li><li>• Open Reach disconnection</li><li>• Birds nest on front wall - now migrated</li><li>• Party wall agreement</li></ul>	



	ACTIONS
<p>AL Tiles UK demolition currently has a minimum 2-week delay due to the rear party wall legal issue. When works resume will be 4 weeks for the site to be cleared.</p> <p>AL car park will be designed by VIA to ensure compliance with NCC. DG noted that EV chargers need to be a priority feature of new car park.</p> <p>AL assured EV charger provision from Victoria Street car park will be at least replaced</p> <p>JL suggested we get a shortlist of names from new car park from the Executive Board then let the public decide as an engagement exercise. Board in agreement with this naming process.</p>	JL/VMc/AL
<p><b>d) <u>Community Pavilion and Stapleford Town FC (Report Attached)</u></b></p> <p>JL delivered update and presented lungfish masterplan, and explained F&amp;G appointment.</p> <p><b><u>Bowls</u></b> DG told the Board that the bowls club were happy to move when they spoke to them last. He notes 8 months of the year is played indoors. RM It was understood that the Bowls club were previously happy to move to QE park, however, it was noted that stakeholders have changed their minds on this issue.</p> <p><b><u>Football</u></b> RM football need to have their own identity so at least part of the facility feels like theirs, as football also provides money for other training. RM highlights NCC skills for employment academy currently runs 5 days a week at the youth club and asks could this be combined and streamlined with the Football Club's learning offering. JM spill-over benefits from focussing on the football club, for example the FF co-funded pitch will be multi use.</p> <p>FH the new ground needs a grading of at least step 5 so the first team can progress.</p> <p>MP recommends BrBC speak to Lindsey Wetton at NCity regarding the football club.</p> <p><b><u>Skatepark</u></b></p>	



	ACTIONS
<p>RM skaters need to be included in the plans as they are the end user. MP shared that Skateboard Nottingham and Skateboard GB secured lottery funding for NCity, she recommends BrBC speak to them.</p> <p><b><u>Cricket</u></b> RM notes the spill-over benefits of moving cricket to Pitt Lane, as it improves Pit Lane for other users.</p> <p>JL asked for Board consent to spend £120k to move cricket to Pitt Lane. Board in agreement.</p>	JL/VMc
<p><b><u>e) Street Improvement Scheme Single Tender Waiver (Report Attached)</u></b></p> <p>JL VIA and Harfan contracted for efficiency so we can push this business case forward.</p> <p>JM contracting VIA is likely quickest option for delivery due to NCC relationship.</p> <p>DG agreed and proposed the Board accept. Board consent to single tender waiver in line with report.</p>	JL/VMc
<p><b><u>f) Cycle Network Verbal Update (Ec Dev team and NCC)</u></b></p> <p>AL the cycle hub has been procured from Lion Containers. Will be ready in October but not onsite until November as needs to go to the next Planning Committee. It will have access to power, water and toilet from the pavilion next door. Ridewise will operate one day a week to begin with, funded by the UKSPF.</p> <p>AL is drafting the brief for the design and build of the proficiency track, will consult parks and estates before going to tender.</p> <p>JL wanted to get team together and check Darren's Henry MP diary, to try getting some energy going again for the scheme. Revisit this in Decembers meeting.</p> <p>RF It would be good to make a day of the opening day, get some famous faces there to attract more visitors.</p>	AL  JL/VMc  JL/ VMc/ AL/ BakerBaird



	ACTIONS
RM asked that the Broxtowe and Stapleford Mayors be invited to attend the opening event and said it is key the hub is promoted at schools.	
<b>7) <u>Communications &amp; Publicity update (Stuart Baird)</u></b>  SB delivered a verbal update with accompanying PowerPoint.  SB the final map has been produced and one poster erected as a display in the town centre. The Tiles UK demolition photo call delayed due to HM The Queen's passing and now party wall delay.  RM commented there is unclear messaging on the cycle route it is creating negative comments on social media.  DG until we have a final map design of the cycle network hold off doing comms on it.  BakerBaird have designed literature to be distributed. RM asked for a big poster for the youth club and knows a shop happy to have advertising in their window. AL asked for their contact details.  CL suggested leaflets are distributed one Thursday from a Towns Deal stall at Stapleford Market.	   SB  SB  SB/AL  AL
<b>8) <u>AOB</u></b>  JL Special thanks to Sally Gill who is now retiring. Interim replacement Jonathon Smith to attend next meeting.  AL will circulate BakerBaird update following the meeting.	   AL
<b>Date of next meeting (Chair)</b>  9 <sup>th</sup> December at Council offices	