

**STAPLEFORD TOWN FUND EXECUTIVE BOARD**

**Friday 13 March 2020 at 2.00 pm**  
Broxtowe Borough Council, Carnegie Centre, Stapleford

**PRESENT:**

Councillor David Grindell	Broxtowe Borough Council
Ian Jowett (Chair)	WMD Ltd
Paul Sweeney (Vice Chair)	Robert Ellis Estate Agents
Zulf Darr	Broxtowe Borough Council
Councillor John McGrath	Stapleford Community Representative
Ryan Dawson	Broxtowe Borough Council
Frank Taylor	Property Investment
Councillor Susan Paterson	Stapleford Town Council
Kim Soucy	HS2 Ltd
Jonathan Boot	HS2 Ltd
Will Morlidge	D2N2 LEP
Gary Thomason	GT3
Mark Goudridge	GT3
Matt McCreith	GT3

**OBSERVERS:**

Luke Cairney	Broxtowe Borough Council
Matt Batterham	Broxtowe Borough Council
Carl Husted	Office Manager, Darren Henry's Office
Colin Wilkinson	Planit-X

**APOLOGIES:**

Jessica Brannan	Broxtowe Youth Homelessness
Jeff Edwards	Edwards Clegg Solicitors
Paul Gaughan	Paul Gaughan Property Consultants
Darren Henry MP	MP for Broxtowe
Cllr Richard Jackson	Nottinghamshire County Council
Cllr Ella Kearney	Stapleford Town Council
Louise Lyddiatt	Hawley and Rogers Solicitors
Cllr Richard MacRae	Broxtowe Borough Council

	<b>ACTION</b>
<b><u>Welcome and Introductions</u></b>	
IJ welcomed the Executive Board to the meeting and introductions were made.	
<b><u>Apologies of absence</u></b>	
Apologies of absence received and noted.	

<p><b><u>Approval of minutes of the previous meeting</u></b></p> <p>The minutes dated 14 February 2020 were approved.</p>	
<p><b><u>Declarations of interest</u></b></p> <p>RD explained that any land owners should declare an interest for Items 8 and 9 especially for the Agenda's Key Priorities for any land holdings.</p>	
<p><b><u>GT3 Introduction Presentation</u></b></p> <p>An introductory presentation was given by GT3's company representatives. They had been commissioned as masterplanners to work with key stakeholders in order to design a realistic vision for Stapleford based on the following key themes:</p> <p><u>Brief and Vision:</u> GT3 would combine a design methodology and vision with key stakeholders for the masterplan.</p> <p><u>Stapleford's Destination:</u> Reference was made to STACK in Newcastle which has different community uses during the daytime which could be incorporated into the plan to act as a nucleus for Stapleford. It was suggested to pedestrianise and reduce the length of the high street with a residential area towards the end of the town. GT3 suggested smart use of space with different levels of activity including roof top pitches.</p> <p><u>Infrastructure Links:</u> HS2 is central and is in the heart of the masterplan being created. Excellent connectivity to A52/M1/HS2 therefore a vision for hub and tram lines and hotels.</p> <p><u>Promoting Activity:</u> A stronger bid would be to include a Universal Design for different age groups, disabilities and needs to promote activity and tie them all together.</p> <p><u>Sustainable:</u> Consider carbon neutral targets by reducing cars and offer more green space.</p> <p><u>Realistic and Deliverable:</u> GT3 could offer funding expertise and partner councils at reduced borrowing rates to de-risk projects as payment would only be expected upon turnkey.</p> <p>ZD asked for GT3 to provide details of their partnering funding mechanism.</p> <p>The next steps would be to agree on the brief at the Stakeholder event on 27 March 2020. This would then enable key stage meetings to be scheduled leading up to submission of the bid. Additional suggestions to include a series of associated images relating to the</p>	<p><b>MB</b></p>

<p>key themes and for the bid to be written in the same style throughout perhaps appointing copywriters.</p> <p>DG requested more information on the tram links to be available for the Stakeholder event. MG advised that he would be able to provide an update following a tram meeting on 17 March.</p> <p>WM agreed that it was a unique vision for the area but it should also align with other local towns who are bidding, particularly Long Eaton. Consideration should be given to connectivity with cycle routes to signal to government that we are talking to each other. RD attends Nottinghamshire/ Derbyshire Town Deal meetings so that everyone knows what stage they are at with the STF already being ahead of other authorities.</p> <p>FT asked if there were plans to widen the boundary map given by government but RD advised that this would remain. Any interventions, as part of funding received through the agreement of a Stapleford Town Deal, would need to be spent within the boundary only. However, the prospectus asks for details of further private/public sector money being leveraged as part of the bid and therefore, projects on the periphery that complement the town deal plans would be actively encouraged.</p> <p>Following the presentation GT3 representatives left the meeting.</p>	
<p><b><u>Sign off on full 'Place Analysis Report' from ARUP</u></b></p> <p>RD expected ARUP's full report to be available for the next agenda.</p>	
<p><b><u>Feedback from the sub-committee</u></b></p> <p>At a meeting on 26 February it was agreed unanimously by the sub-committee to appoint GT3. MB had informed the unsuccessful tenderers. RizMckay, design Consultants, were asked to attend the Stakeholder event on 27 March to assist with the TIP which was agreed.</p>	
<p><b><u>Review feedback from Stakeholder Group held 28 February</u></b></p> <p>Reference was made to the bar charts previously circulated following the Stakeholder Group meeting on 28 February. These results were following public consultation and ranked by key priorities which will now be fed into the masterplan.</p>	
<p><b><u>Roundtable KEY PRIORITIES preparation for 27 March</u></b></p> <p>IJ      New sports facilities  Hub  Connectivity to tram and cycle network</p>	

	<p>Free parking (3 hours)  Skills/training facility/Arthur Mee  HS2</p>	
RD	Stapleford has opportunities and benefits from HS2 (USP)	
SP	Pedestrianised high street and Hub	
WM	<p>Low carbon emissions  More support for cemetery  Connectivity – tram/bus/cycle  Access to education and work to attract students and improve</p>	
skills	More provision for training and apprenticeships for local people	
KS	<p>HS2 connectivity transport  Sustainable  Outdoor spaces</p>	
FT	<p>Outdoor nature provisions for cycling  Floodplain  Connect to Beeston  Bramcote Ridge  Better use of area for public access  Homes for people and employment  Something to attract in the centre of Stapleford  Elongated high street therefore a focal point is crucial  Commercial property to buy, reutilise or demolish to create</p>	
space	for a hub	
JMcG	<p>Skill shortage - key schools  Arthur Mee School misused  Bramcote Ridge do not know it exists  Central point  Pedestrianised area  Knock down where necessary  Accessible for buses  STACK Place daytime Hub  The Roach/Square more open for commemorative events  Leave bottom end for HS2</p>	
DG	<p>Interlinking regarding transport  Tram if could consider through to the Hub  Start Up businesses in former police station  Phase 2 for Start Ups there is nowhere for them to go  Retain businesses in the town  Look at Nottingham Road, Cliffe Hill and Church Street, bot-</p>	
tom end	of Toton Lane, traffic flow if stop traffic going down Derby	
Road	so much land could be utilised	

<p>PS</p> <ul style="list-style-type: none"> <li>Connectivity important</li> <li>Destination</li> <li>Not everyone commutes out of the town</li> <li>Vibrant place</li> <li>Night time culture</li> <li>More exciting arrival experience</li> <li>The Roach needs radical change - how to deliver</li> <li>Larger business parks</li> <li>Visionary stop</li> <li>Fledging businesses, education and sport</li> <li>Sport location sites Hickings Lane and Ilkeston Road</li> <li>Flats</li> </ul> <p>DG asked when HS2 could provide an Information Shop for residents and an up-to-date plan as promised.</p> <p>KS advised that an Information Shop had been addressed but not yet developed. The Phase2(b) is still in its early stages. DG asked for continued pressure to be applied as there is a problem selling houses and land.</p>	
<p><b><u>Communications Strategy Update</u></b></p> <p>Members were referred to the Communications and Engagement Plan circulated with the agenda papers for the next steps to be taken.</p>	
<p><b><u>Update on Supplementary Guidance published 05/03/2020</u></b></p> <p>MB reported that in response to the draft supplementary guidance document and reviewing the consultation activity already undertaken with stakeholders, the decision has been taken to focus on some 'targeted business engagement' to include evening sessions for high street businesses to attend stakeholder group meetings.</p>	
<p><b><u>Update on capacity fund spend</u></b></p> <p>FT queried if the figures were actual monies already spent or quotations. RD confirmed that the capital monitoring sheet showed both money allocated but not yet spent and actual expenditure. Items in red were provisionally ring-fenced, but subject to sign off/further consideration.</p>	
<p><b><u>Update Work programme</u></b></p> <p>RD requested feedback if there were any issues with the Work programme.</p>	
<p><b><u>Future meeting dates</u></b></p> <p>Friday 27 March 2020 (Masterplanning Event) will be held at the</p>	<p><b>ALL</b></p>

<p>Council Offices, Beeston, facilitated by GT3. This is an extraordinary meeting and will be an important event for all board members to attend. Further Stakeholders may be asked to attend at the discretion of the board and/or lead Council officers. This will need to be confirmed before the meeting to ensure board compliance with the pre-agreed governance.</p>	
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Next Executive Board meeting is due to be held on Thursday 9 April 2020 at 2.00 pm, Carnegie Community and Civic Centre, Stapleford.

RD would notify Members of any changes ahead including policies. ZD asked Members to consider holding Skype meetings should the coronavirus affect attendance at meetings.

MEETING CLOSED AT 3.30 PM