

STAPLEFORD TOWN FUND EXECUTIVE BOARD

Friday 4 September 2020 at 10.00 am
Broxtowe Borough Council, MS Teams Meeting

PRESENT:

Ian Jowett (Chair)	WMD Ltd
Paul Sweeney (Vice Chair)	Robert Ellis Estate Agents
Zulfiquar Darr	Broxtowe Borough Council
Darren Henry MP	MP for Broxtowe Borough Council
Councillor Richard Jackson	Nottinghamshire County Council
Councillor David Grindell	Broxtowe Borough Council
Ryan Dawson	Broxtowe Borough Council
Councillor Ella Kearney	Stapleford Town Council
Councillor Richard MacRae	Broxtowe Borough Council
Will Morlidge	D2N2 LEP

OBSERVERS

Councillor Tim Hallam	Broxtowe Borough Council
Rebecca Ogden	Broxtowe Borough Council
Phillipa Ward (notes)	Broxtowe Borough Council
Hayley Miles	Thomas Lister
Harriett Thacker	Rizk McCay
Teresa Needham	Stapleford Town Council
Pip Hallam- Davies	Stapleford Town Council

APOLOGIES:

John McGrath	Stapleford Community
Sally Gill	Nottinghamshire County Council
Louise Lyddiatt	Hawley and Rogers Solicitors
David Brierley	Thomas Lister
Jeff Edwards	Edwards Clegg Solicitors
Frank Taylor	Property Investment
Paul Gaughan	Paul Gaughan Property Consultants
Jessica Brannan	Broxtowe Youth Homelessness

	ACTION
<u>Welcome and Introductions</u>	
IJ welcomed the Executive Board to the virtual meeting.	
<u>Apologies of absence</u>	
Apologies of absence were received and noted.	
<u>Agree Minutes of previous Meetings</u>	

Minutes of the previous meetings dated 24 July and 12 August 2020 were approved.	
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<p><u>Declarations of interest</u></p> <p>Councillor Richard MacRae declared an interest during discussions at agenda Items 7 and 9.</p>	
<p><u>Nolan Principles (RO)</u></p> <p>It was unanimous that all Board Members agreed to abide by the Nolan Principles issued by Government for the Towns Deal Fund to show their:</p> <ul style="list-style-type: none"> • Selflessness • Integrity • Objectivity • Accountability • Openness • Honesty • Leadership 	
<p><u>Project Report (Thomas Lister)</u></p> <p>HM gave a strategic overview of the draft report initially before commercially sensitive discussions were held with Board Members only.</p> <p>TL had prepared business cases for each project put forward looking at them from a gap point of view. Each project was assessed on criteria in line with Broxtowe's Strategic objectives. A decision has to be made regarding which projects will be submitted. TL will prepare an OBC for each proposal including a cost and economic analysis how each project would benefit Stapleford. This information will feed in to the Heads of Terms agreement process with government. Once these have been approved the next stage will be the completion of Full Business Cases.</p>	
<p><u>Environment Agency Proposal (RO)</u></p> <p>The EA were asking for £726k funding from the Stapleford Towns Deal for their work to be included in the Bid for remedial works to prevent future flooding in the area.</p> <p>Concern was raised that this was mainly focused on the Trowell area and queried how much was due to poor management caused by debris around Boundary Brook and the impact of recent housing developments at Field Farm and Coventry Lane. It was recognised that flood defence work was needed in the area but questioned if the money was spent how this would attract investors and relate to the Bid.</p> <p>It was decided to check with MHCLG that flood mitigation schemes were attributable to the Fund before a decision could be made at the next meeting following further discussions with EA and stakeholders.</p>	<p>RO</p>
<p><u>BID document design discussion (HT)</u></p>	

The document had been designed by Rizk McCay in conjunction with the Design Sub-Committee. It was currently in skeleton form but the basic structure was illustrated showing three different pastel colours and shapes to form the Stapleford logo which was used throughout the document incorporating photographs of residents and will include images of high speed trains to align with HS2. Graphics would be used to present figures clearly. A majority voted to agree on the current layout of the document with consideration for the visually impaired to also prepare a monochrome version.

Project Summary report [Sensitive] (RO)

RO explained that HM had submitted TL's report which included a summary of each proposal and the information still required. This was completed in view of the October deadline.

RO highlighted that since the last executive board meeting, the government had issued new design standards for cycling and walking routes which has had an impact on Stapleford's cycle network proposal. It is proposed to move the submission date from 30 October 2020 to 29 January 2021. VIA will be able to conduct a light touch evaluation by the end of September, in time for the October board meeting. This work will highlight each route and whether it can/cannot be delivered under the new standards. However, they will not be able to carry this out in sufficient detail for a submission in October.

DH to provide RO with contact details for Off-road Cycle Clubs and cycle shops to be involved in the process.

The Town Centre project proposals were confirmed in line with the summary reported submitted. DG referred to one of the proposed sites suggesting that people wanted open spaces and places of remembrance with an area for entertainment and events.

DG reminded the Board that consideration should be made for a tram stop in the area. He continued that across from the Old Rock PH are public conveniences which will need to be demolished within the next five years by law. If we wish to provide public conveniences, then there needs to be a disabled toilet and a changing room. John Delaney would be able to provide the required information.

The deliverability of each of these projects was discussed in line with the government guidance.

Recreational facilities were discussed with proposals and views. The Hickings Lane proposal was reported to affect Stapleford Town Football Club and cricket facilities greatly. Discussion to minimise the negative impact had been had with the football club. Discussions around including a 3G/4G pitch on the Hickings Lane recreational ground to increase capacity for the release of some of the Ilkeston road ground for other proposed facilities were had.

RMac wanted to ensure everyone's interests were considered. He suggested the use of other parks in the area including potentially using Bramcote School for a new 3G pitch. He noticed that the Young People's Centre hadn't

DH

<p>been included although they wished to move from Church Lane as they lacked outdoor green space which could be to Hickings Lane ground.</p>	
<p>It was agreed unanimously to move the submission date to 29 January 2021. RO will write to MHCLG advising them of the new submission date for the TIP bid.</p>	<p>RO</p>
<p>HM continued her agenda item by outlining the issues surrounding the individual interventions. This led to the following outcomes following discussions.</p>	
<p>The OBC submission lacked retail information for the area. RO and David Grose to work with agents to attract prime retailers for a centralised retail location with small boutiques, bespoke businesses and food and beverage outlets.</p>	<p>RO</p>
<p>Should the library be relocated into the community hub then the old library building could be used for skills training as it is in close proximity to the Arthur Mee Centre. Discussions may need to take place between officers and county councillors.</p>	<p>RO</p>
<p><u>Cycle network</u></p>	
<p>Await further information as not OBC ready.</p>	<p>RJ/DH/RO</p>
<p><u>Transport and Traffic Management</u></p>	
<p>The Roach junction is included in the traffic management study.</p>	
<p><u>Redevelopment of the town</u></p>	
<p>Need to identify that the site 1 will become a multi-purpose building. Accelerated funding of £500k is expected early September 2020.</p>	
<p>It was voted to utilise the site 2 for a car park and mixed use site in conjunction with the site 1 development.</p>	
<p>The deliverability of both sites was also discussed.</p>	
<p><u>Leisure/Recreational sites</u></p>	
<p>Look to consolidate the new Community Centre with existing and change to a mixed use building.</p>	
<p>It was suggested that conversations take place outside of the OBC for the more specific aspects of the recreational ground proposal. Information regarding Stapleford Town FC 3G/4G pitch costings with a decision to be made as to the updated proposal at the next board meeting.</p>	
<p>HM asked for examples of project management schemes which ZD referred to the cinema in Beeston which is currently on track. RO confirmed that she had sent this information to HM in advance of the meeting on 7 September with David Grose.</p>	

<p>HM asked for documentation about local knowledge and how the area could be improved from any historical reports. RO will send HM documents including the latest Local Plan.</p> <p><u>Old Rock PH</u></p> <p>To be removed from the Bid as currently undevelopable by the public sector.</p> <p>RO to speak to David Grose to discuss a joint venture development of the site with the owner and planning colleagues. This is to ensure the development aligns with the TIP as it is sited at the Gateway to Stapleford.</p> <p>HM will re-cost projects incorporating the changes by the next meeting including any additional proposals bearing in mind the costings are already close to £25m.</p>	<p>RO</p> <p>RO</p>
<p><u>Update on capacity fund spend (RO)</u></p> <p>It was reported that the budgeted communications support money will be used towards other aspects of the project instead.</p>	
<p><u>Update Work programme (RO)</u></p> <p>The Work Programme will be sorted by the end of October with the new submission date of 29 January 2021.</p>	
<p><u>Future Meeting Dates</u></p> <p>Future meeting dates – Friday 25 September 2020</p> <ul style="list-style-type: none"> • Review TIP document to date • TBC <p>Friday 16 October 2020</p>	

MEETING CLOSED AT 12.17 PM