

**STAPLEFORD TOWN FUND EXECUTIVE BOARD**

**Friday 13 November 2020 at 2.00 pm**  
Broxtowe Borough Council, MS Teams Meeting

**PRESENT:**

Ian Jowett (Chair)

Paul Sweeney (Vice Chair)

Zulf Darr

Darren Henry MP

Councillor Richard Jackson

Councillor David Grindell

Councillor Richard MacRae

Ryan Dawson

Councillor Teresa Needham

John McGrath

Jeff Edwards

Will Morlidge

Sally Gill

Chris Bancroft

Hayley Miles

Jeff Edwards

WMD Ltd

Robert Ellis Estate Agents

Broxtowe Borough Council

MP for Broxtowe Borough Council

Nottinghamshire County Council

Broxtowe Borough Council

Broxtowe Borough Council

Broxtowe Borough Council

Stapleford Town Council

Stapleford Community

Edwards Clegg Solicitors

D2N2 LEP

Nottinghamshire County Council

Bancroft Consulting

Thomas Lister

Edwards Clegg Solicitors

**OBSERVERS**

Rebecca Ogden

Phillipa Ward (notes)

Broxtowe Borough Council

Broxtowe Borough Council

**APOLOGIES:**

Louise Lyddiatt

Frank Taylor

Jessica Brannan

Paul Gaughan

Hawley and Rogers Solicitors

Property Investment

Broxtowe Youth Homelessness

Paul Gaughan Property Consultants

	<b>ACTION</b>
<b><u>Welcome and Introductions (Chair)</u></b>	
IJ welcomed the Executive Board to the virtual meeting.	
<b><u>Apologies of absence (RO)</u></b>	
Apologies of absence were received and noted.	
<b><u>Agree Minutes of previous Meeting (Chair)</u></b>	
The Minutes of the previous meeting dated 9 October 2020 were approved.	

<p><b>Declarations of interest (Chair)</b></p> <p>There were no declarations of interest.</p>	
<p><b>Town Investment Plan DRAFT (RO)</b></p> <p>RO asked for any feedback on the draft document to be highlighted and emailed to her within the next two weeks (by the 23<sup>rd</sup> November) so that they can be incorporated into the draft plan for Board approval at the next meeting.</p> <p>Reference was made to p17 S2 Our Vision for Stapleford. Following the check and challenge session with the Towns Fund Hub it was seen to have a good base vision but required more substance. The addition of a '20-minute neighbourhood' had been added to encourage active travel means by residents.</p> <p>Item 2.2 listed eight strategic objectives. Feedback from the board was requested in terms of how realistic they were and if everything had been covered. Members of the board feedback that it needed to include HS2 and become a destination for other communities and surrounding housing developments to utilise. Reference to accessibility of the town was also commented on as lacking.</p> <p>TN queried the overall strategy for the town and asked if it was mainly focused on residential or industrial based and whether the vision was to change the character of the town or preserve its suburban feel. PS viewed the town as primarily residential needing to support the industries around HS2 offering more amenities for the local and wider communities. DH welcomed TN's fresh perspective and continued that he would like to see the town become more accessible which would encourage businesses to invest. DG suggested utilising Sandcliffe's land to build industrial units. RO reported that the former police station would be ideal for smaller businesses and start-ups. Focus to support residents and smaller local business enterprises was agreed.</p> <p>TN was concerned about a contradiction in the TIP, that it favoured pedestrianised areas and cycle ways in a heavily weighted motor trade industry in the town. This was noted against the biggest employers being detective agencies in a previous study. RO to confirm and address in the TIP.</p> <p>DH reported that Stapleford was included on a map to receive full fibre broadband connections. JMcG would like to include skills training hubs which is currently lacking in the area.</p> <p>HM advised that we needed to be prioritising our short and long term vision. TIP1 is based on the vision and objectives of the plan and suggested referring to Arup's original summary for direction. TIP2 are the interventions to OBC which would be deliverable within 2-5 years of the plan.</p> <p>RMac clarified that Ilkeston Park should be changed to Ilkeston Road Recreation Ground to avoid confusion and believed that the TIP would have benefited from a Neighbourhood Plan several years ago.</p>	<p>RO</p> <p>RO</p>

**Traffic Management Proposal (CB)**

CB had been given a brief to provide significant improvements for pedestrian and cycling within the town centre. He had identified a couple of options with a high and a low impact on traffic flow through the town centre. He had been in discussion with VIA EM who were already aware of the issues addressed. It might need public consultation to buy into the scheme and obtain construction quotes with a road safety audit and traffic flow levels being incorporated into the final scheme. JMcG compared the scheme to be similar to the layout in Bulwell town centre.

TN asked if a compromise between the two options could be reached which wouldn't be too severe an impact for vehicles. PS asked how the aesthetics would look in the street scene. CB envisaged wider pavements and more attractive features with trees, planters and street furniture such as benches and a focal point for festivities but would need to be discussed with landscaping architects.

RMac suggested contacting Westerman Builders with their development at Field Farm as they may have already incorporated cycle paths as part of their S106 agreement.

RO and TN to provide CB with their traffic flow patterns and data to determine habits passing through the town.

**Thomas Lister Report (HM)**

HM's explained MHCLG's requirements for the TIP2 bid. The Towns Fund Hub expect each project to have a strategic objective, gathered evidence, calculated its cost ratio and economic benefits for employment and sought match funding. The proposed projects are:

- Cycle network
- Town Centre interventions
- Leisure development
- Traffic management plan
- Covid-19 Recovery Grant

She recommended that in order to progress further with the plan to refer to Arup's SWOT analysis report.

HM shared the Town Investment Project Template form showing how each OBC proposal would be assessed. Her advice was to specify how much money would be required from the Fund even if it exceeded £25m provided that it was plausible with match funding from the public or private sector. The sites must be acquired in advance, how much match funding has been achieved and how far has the scheme progressed. Each project must be deliverable within the 5-6 year plan period and will be scored on that basis. Need to look at short and long term vision and prioritise which proposals will be put forward.

Cycle network

Financial modelling to be finalised by December 2020 and given to TL.

### Town Centre Interventions

Stapleford has a long high street. It is proposed to allocate an area for an indoor market and public realm area. There is also the opportunity to apply for Covid Recovery funding to assist existing retailers.

### Leisure Development

Both Ilkeston Road and Hickings Lane Recreation Grounds have a number of potential community uses with investment across both sites. The plan will need updating with costs for gap analysis.

### Traffic Management Plan

Look at cost of options which may determine a decision with what is left in the pot and which option will fit the purpose.

ZD showed concern with progress and asked if further resources were required leading up to submission to ensure that we had a good quality offer and bid. HM was satisfied that MHCLG will look favourably at our TIP where projects have proved unviable before final submission. She believed the site 1 information should be retained in the proposals for a longer term vision if an agreement could be reached. She advised against any use of CPO powers due to timescales and would be scored low from a commercial perspective.

PS suggested using the accelerated funding for a different intervention, further down the high street.

RJ recognised the car parking to the front and to the rear of the precinct site would also have suitable scope for a public realm. The five individual units on the site are freehold owned by investors or in private ownership.

RMac had previously held discussions with TN and JMcG with town centre council officers to develop this area. RO will update on plans in her project progress report.

### **Project Progress report (RO)**

RO summarised the report. RO asked the Board for comments on the TIP to be sent over by the 23<sup>rd</sup> November. The updates will then be made and the document will be sent to the designers to be branded. A final copy will be sent out to the board for reference also.

It is proposed to purchase the Tile UK site for an indoor market space with the £500k accelerated funding. This will support with Covid recovery plans, enabling flexible facilities for businesses to decrease

barriers to entry for businesses. It will increase footfall and overall viability of the Town Centre. Board comments were welcomed.

DH believed the building could be adapted easily with little amount of money and turn it into something totally different.

JMcG saw potential, to the rear of the site, for the prefab building to be utilised for educational purposes.

The £1m Covid Recovery Grant could be used for shop frontage improvements and to support businesses.

HM was conscious of timings to pull the plan together. The Tile UK site was a positive step for a second option although will need to secure Heads of Terms within 12 months to determine any difficulties the site may present.

RO confirmed if everyone was happy for the site to be used for an indoor market space and options for the premises then the OBC for Site 1 can be translated over but referred later down the line for development. DG preferred to keep site 1 as a long term plan.

DH regarded the indoor market as a short term plan with a change to commercial (library) for the long term plan.

HM suggested maximum funding be requested for the larger interventions for the town centre development. The TIP needs to be worded showing the best option for the lowest cost.

DH referred to the site 1 which would need more investment against the library site which would require less investment. Match funding from a private investor would be different.

JMcG queried if match funding would be given back. RO/HM would need to check but it was clear that no double requesting was allowed.

The purchasing of the town centre skills centre did not fit in with the timeline therefore will be reviewed in the next couple of years.

HS2 colleagues confirmed that they will not be providing a shop front in the town with limited resources available. They will however be launching their jobs portal for Phase 1, then Phase 2 and then Phase 2(b) later in 2020.

The traffic management and cycle network infrastructure will be developed with VIA EM. RO clarified Phase 1 is illustrated by a yellow line running north to south on the map which would be a dedicated cycle route with an offshoot to the right. The red lines to the left of the main spine will be in Phase 2 linking with Route 67 and Phase 3 to the south

<p>of the map. The turquoise line would require additional funding to Toton Lane tram stop as part of Phase 2.</p> <p>DH raised concerns following his Pushbike Broxtowe Forum to find an alternative cycle route to avoid the busy Ilkeston Road proposal which would form part of Phase 2.</p> <p>RMac suggested turning right into Melbourne Road and onto Washington Drive through the residential neighbourhood round onto Ilkeston Road at the top of Hickings Lane and follow along Ewe Lamb Lane which includes Stapleford North. He also advised that HS2 would be demolishing the bridge used to link one of the cycle paths to Route 67. He mentioned acquiring the un-adopted road near the Old Mill Club which would need to be re-tarmacked.</p> <p>JMcG promoted an interlink off Ilkeston Road at the back of Field Farm which links to Route 67 at the back of Pasture Road.</p> <p>DH thought it was worth spending time on safety measures to strengthen the whole case.</p> <p>RO suggested to book end the town centre with Covid Town Centre Recovery Fund. Key areas were active travel and town management strategy, improve green parks and open up access part of cycle network making small changes to be more attractive.</p>	
<p><b>Update of Capacity Fund Spend (RO)</b></p> <p>The previously circulated budget figures reflected the differences between current and the last meeting showing that there is still £48,897 available.</p>	
<p><b>Future meeting dates – Friday 18 December 2020</b></p> <ul style="list-style-type: none"> <li>• <b>Shortlist overall project for inclusion in TIP</b></li> </ul> <p><b>Friday 15 January 2021</b></p>	

MEETING CLOSED AT 4.35PM