

# **STAPLEFORD TOWN FUND EXECUTIVE BOARD**

**Friday 11 March 2022 at 10.00 am**

Council Chamber, Beeston Office

## **PRESENT:**

Paul Sweeney (Vice Chair)  
Darren Henry  
Zulf Darr  
Councillor Richard MacRae  
Councillor David Grindell  
Sally Gill  
John McGrath  
Tom Spink  
Councillor Teresa Needham  
Will Morlidge

Robert Ellis Estate Agents  
Broxtowe MP  
Broxtowe Borough Council  
Broxtowe Borough Council  
Broxtowe Borough Council  
Nottinghamshire County Council  
Stapleford Community  
MyPad  
Stapleford Town Council  
D2N2 LEP

## **OBSERVERS**

Luke Cairney  
Jonathon Little  
Phillipa Ward (notes)  
Anya Lyons  
Ella Sherrard  
Colin Hallahan  
Lisa Revell  
Aarifah Mohamed

Broxtowe Borough Council  
Broxtowe Borough Council  
Broxtowe Borough Council  
Broxtowe Borough Council  
Broxtowe Borough Council  
Faithful + Gould  
Faithful + Gould  
Faithful + Gould

## **APOLOGIES:**

Ian Jowett (Chair)  
Ruth Hyde  
Ryan Dawson  
Melanie Phythian  
David Brierley  
Martin Burke  
Jeff Edwards  
Louise Lyddiatt  
Frank Taylor  
Jessica Brannan  
Paul Gaughan

WMD Ltd  
Broxtowe Borough Council  
Broxtowe Borough Council  
Towns Fund Policy Advisor  
HS2 Ltd  
Faithful and Gould  
Edwards Clegg Solicitors  
Hawley and Rodgers Solicitors  
Troyal Farms  
Broxtowe Youth Homelessness  
Building Consultants

	<b>ACTION</b>
<p><b><u>Welcome and Introductions (Chair)</u></b> The Vice Chair welcomed everyone to the meeting in the absence of the Chair.</p>	
<p><b><u>Apologies of absence</u></b> Apologies of absence were received and noted.</p>	
<p><b><u>Agree Minutes of previous Meeting (Chair)</u></b> The minutes of the previous meeting dated 11 February 2022 were agreed.</p>	
<p><b><u>Declarations of interest (Chair)</u></b> There were no declarations of interest.</p>	
<p><b><u>Programme Assurance and Performance Reporting Update</u></b>  <b>(LC)</b>  LC presented an Assurance statement by the Chair for agreement by the Board before being submitted to DLUHC. ZD (Chief Financial Officer) has to provide a progress update and be satisfied that the returns are on track and within agreed Heads of Terms.  Feedback from MeIP expressed concern that we had not significantly spent against the 5% advanced CDEL payment, but acknowledged this wasn't requested by the board. The board have tried to demonstrate that it was being prudent with the programme budget until all Business Cases are approved, at which point spending would significant ramp up in 2022/23 following formal confirmation of the capital requests for each project.</p>	<b>No action</b>
<p><b><u>Draft FBC presentation (F+G)</u></b>  CH referenced the Executive Summary handouts for each FBC, scheduled for the DLUHC April submission date.  It was noted that any additional comments on the FBC Exec summaries in their current state, would be required before 18 March to be included into any submission to Thomas Lister. The findings of the Thomas Lister report will be presented at the April Executive Board.  It was also noted that the 15 April deadline for Project Summary Documents submission was not the last opportunity to do so. However, a later submission would mean official processing with the July cohort and would delay capital draw down until at least September, the minor delays to the programme would then need to be allowed for.</p>	<b>LC to provide SG with detail of TCRF applications, which affect the Public Highway.</b>

	ACTION
<p><u>Additional Learning Facility</u></p> <p>The preferred option is to remodel and refurbish the existing library to form three additional training rooms which will create an opportunity for 100 learners per annum. The principle risks for construction deliverability will lie with NCC, as owner of the existing building. The capital allocation to this project is £741k (excluding inflation). There will not be any additional funding opportunities available for this project. Future running costs resultant of the project will be minimal, assumed by Inspire. NCC retains full ownership of the library building asset. An SLA between the Accountable body and NCC/Inspire/ARC will need to be agreed to facilitate the works once finance is approved.</p> <p><u>Enterprise Hub</u></p> <p>BBC own the land for the location of an enterprise hub on Victoria Street Car Park, with the building set back from the high street (Derby Road). This is the preferred option for market space, office accommodation and car parking. Once a planning application has been submitted, then negotiations can begin with Poundstretcher to encourage the development to be built closer to Derby Road. There will be an alternative car parking site with circa 50 spaces and 2no. EV charger points, once the Tile UK warehouse building has been demolished.</p> <p>The capital allocation to this project is £4.593m (excluding inflation). There are no currently identified additional funding opportunities available for this project. The finished facility will be owned and operated by the Council as per the FBC.</p> <p><u>Community Pavilion and Youth Centre</u></p> <p>The preferred option is a separate youth centre building and a community facility. NCC has expressed support to the project, but further cabinet approval will be required based on further design phases of the youth centre with ARC on-board.</p> <p>RMac suggested utilising the area between the two buildings to grow produce which CH will incorporate into the brief.</p> <p>The capital allocation to this project is £6.475m (excluding inflation). There will not be any additional funding opportunities available for this project. Future running costs at the new Youth Centre Block will be assumed by NCC who will take ownership of the new building. A substantive agreement between the Accountable body and NCC will</p>	

	ACTION
<p>need to be agreed to facilitate the works and asset transfer once finance is approved.</p> <p><u>Cycle Network</u></p> <p>The cycle network 'triangle', proposes a delivery of just over 3km in new cycle paths, falls within NCC's highways partner organisation VIA to deliver as part of the County's ongoing highways programme. A temporary cycle hub in a portacabin on the Tiles UK site (once the building has been demolished) to provide bike storage and a training facility initially in advance of the permanent location at Ilkeston Recreation Ground. The security hoarding surrounding the site should display visuals of "Coming Soon" projects from the programme, whilst works progress with construction of a new car park.</p> <p>Design and consideration is needed for electric charging points for electric bikes with security bike hoops in all facilities created through the programme.</p> <p>A sum of £150k has been allocated for a permanent cycle hub in the project cost plan and £135k for the cycle training track.</p> <p>The capital allocation to this project is £4.627m (excluding inflation). There will not be any additional funding opportunities available for this project. Future running costs (maintenance liability) will fall to VIA, as the network would likely fall within the maintenance schedule of the rest of the public highway. This would exclude the cycle hub building, which will be sited at Ilkeston Road Recreation Ground and Cycle Training track.</p> <p>A substantive agreement between the Accountable body and NCC/VIA will need to be agreed to facilitate the works and the adoption of the cycle path areas once finance is approved.</p> <p><u>Traffic Management</u></p> <p>Initial proposals (Option 1 Bancroft Report) in the TIP have been found to be undeliverable, both within the funds available to the programme and spatially. Instead Option 2 of the Bancroft report is forming the basis for FBC development work.</p> <p>Option 2 has been costed to a reduced figure of £1.5m to make improvements to pavements, CCTV, street lighting and furniture to NCC design standards with some suggestions from Option 1. This project will not be included in the April submission to DLUHC, but expected to meet the June deadline otherwise the rest of the programme will be jeopardised. The 20-minute neighbourhood</p>	

	<b>ACTION</b>
<p>concept will need to be applied to both this and the cycle network projects at further design and delivery stages.</p> <p>TN drew attention to the Town Centre Recovery Grant scheme whereby applicants have been asked to comply with DDA to have disabled access from the pavement to their shop fronts and therefore co-ordination is needed between the two schemes. SG asked for more detail from the TCRF grant scheme to avoid overlapping.</p> <p><u>Note on delivery - stage 3</u></p> <p>Each project will continue to be allocated a group (project team) with a project manager leading on project development and delivery, similar to working group model with a chair person. The make-up of the project teams will require revisions, ensuring there is a suitable amount of stakeholder interest within those teams, as well as the technical support as and where necessary.</p> <p>These project teams, through their chairs will report into a Delivery Board. This model is detailed in the Executive Board's LAF document. The Delivery Board will be chaired by the Council's s.151 officer.</p> <p>The Delivery Board will report to the Town Deal Executive Board. The Executive will agree some delegated authority to the Delivery Board unless there are any changes to the project or need to seek clarification by the Executive Board. The management will be monitored on a six-monthly or annual basis. The required items of evidence for monitoring into DLUHC are detailed in the Programme M&amp;E plan.</p>	
<p><b><u>S4W Report</u></b> (LC)</p> <p>A draft funding opportunity report was tabled at the meeting which had been prepared by S4W. LC asked the Board for comments and to agree two EOI to provide extra funding streams (which does not form part of the FBC).</p> <p>WM discounted the UK SPF whilst PS suggested each of the investment opportunities. LC confirmed that we have two attempts to attract additional funding as costed as part of this commission.</p> <p>It was discussed that the FA now provides additional opportunities to improve sport playing surfaces at Hickings Lane.</p>	<p><b>LC to contact S4W to revisit elements of draft report, with 2no. EOI discussion to remaining ongoing. EOI selection by Board members to be</b></p>

	<b>ACTION</b>
<p>Government funded grants for Mini Holland will be confirmed at the end of April for the Cycle Network. It was noted that NCC had submitted details to both the Active Travel Fund and Mini Holland, with proposals complimenting the interventions from the Cycle Network project.</p> <p>Any funding opportunities are to be co-ordinated by the Working Group.</p> <p>Sport England and Raleigh together with YMCA were discussed to support the youth projects, with a long lease for the pavilion being transferred to YMCA as another option for operation of the Pavilion facility.</p> <p>Requested revision to the report from the board included:</p> <ul style="list-style-type: none"> <li>• Adjustment to the weighting of the report around access to the UKSPF.</li> <li>• Further inclusion of health related funds.</li> <li>• Further inclusion of Sports England derived bids.</li> <li>• Overall review in light of clarifications around Levelling Up and County Deals were applicable.</li> </ul>	<p><b>established once report is complete.</b></p>
<p><b><u>Town Centre Recovery Fund</u></b> (LC)</p> <p>LC reported that Panel 2 met on 8 March to review previous applications for Panel 1 and new applications received from within the town centre boundary.</p> <p>Further information which had been requested for the three approved applications had been received and Grant Offer Letters would be issued next week. One applicant will receive approx. £100k to provide new office space and job creation which is worthy of a significant press release.</p> <p>Each of the new applications were required to provide further information and to resubmit. The total grant applications received to date expose the fund to a total of £685k.</p> <p>WM suggested that the Executive Board be presented with the larger grant applications but the lower strands (A) (that do not require any co-funding) be agreed by the grant panel under delegated authority. The proposal was agreed for LC to make the necessary changes to the LAF/FBC documentation where needed.</p> <p>LC will close Phase 1 of the grant applications until the new financial year when a decision will be made at the next Board meeting on how they wish to proceed with project delivery in phase 2.</p>	<p><b>Conditional Grant Offer Letters to be issued to necessary applicants.</b></p>

	<b>ACTION</b>
<p><b><u>AOB</u></b></p> <p>JL introduced Anya Lyons and Ella Sherrard to the Board who are the recently appointed Economic Development Officers to the team. AL will be progression works around the Tiles UK demolition.</p>	
<p><b><u>Date of next meetings</u></b> (Chair)</p> <p>The following meeting has been scheduled in the Council Chamber, Beeston Offices unless otherwise advised.</p> <ul style="list-style-type: none"> <li>• Friday 8 April 2022 at 10am</li> </ul>	

**MEETING CLOSED AT 11.40 AM**