

STAPLEFORD TOWN FUND EXECUTIVE BOARD

Friday 11 February 2022 at 10.00 am
Council Chamber, Beeston Office

PRESENT:

Ian Jowett (Chair)
Paul Sweeney (Vice Chair)
Darren Henry
Councillor Richard MacRae
Councillor David Grindell
John McGrath
Tom Spink
Councillor Teresa Needham
David Brierley

WMD Ltd
Robert Ellis Estate Agents
Broxtowe MP
Broxtowe Borough Council
Broxtowe Borough Council
Stapleford Community
MyPad
Stapleford Town Council
HS2 Ltd

OBSERVERS

Luke Cairney
Jonathon Little
Phillipa Ward (notes)
Colin Hallahan
Lisa Revell

Broxtowe Borough Council
Broxtowe Borough Council
Broxtowe Borough Council
Faithful and Gould
Faithful and Gould

APOLOGIES:

Ruth Hyde
Ryan Dawson
Sally Gill
Will Morlidge
Melanie Phythian
Geoff Edwards
Louise Lyddiatt

Broxtowe Borough Council
Broxtowe Borough Council
Nottinghamshire County Council
D2N2
Towns Fund Policy Advisor
Edwards Clegg Solicitors
Hawley and Rodgers Solicitors

	ACTION
<u>Welcome and Introductions (Chair)</u>	
The Chair welcomed everyone to the meeting.	
<u>Apologies of absence</u>	
Apologies of absence were received and noted.	

Agree Minutes of previous Meeting (Chair)

The minutes of the previous meeting dated 21 January 2022 were agreed.

Declarations of interest (Chair)

There were no declarations of interest.

Business Case Development (F+G)

CH provided cost updates for each of the projects illustrating the effects of forecasted 15% inflation rates.

Cycle Network

A provision of £150k has been included to provide a cycle hub for storage and training.

A further £150k for a cycle track, to develop cycling skills on a scaled road layout, similar to the existing provision at the Trent Embankment.

DH recognised that the cycle network links into highways plans for smooth roads. He believed a temporary Stapleford Cycle Hub could provide a training park and education facility at Ilkeston Road Park for cycling associations and provide improved links to an off road and leisure cycle track opposite Bramcote Crematorium to Bramcote Park. A temporary hub facility through a container or other solution could be provided at the former Tiles UK site on Derby Road within six months to show that progress is being made with the project. The area could also be used to promote what we are intending for the Towns Deal using advertising billboards surrounding the site.

Traffic Management

Once options had been confirmed then F&G would be able to determine revised and up to date costings. Project Options 1 and 2 in the TIP produced by Bancroft had not been through the proper scrutiny with NCC and VIA previously, which will need to be arranged. However, the pressure on the Programme's budget means that an alternative 3rd Option to deliver on the outputs or similar outputs could be developed, within a reduced capital allocation, but a design would need to be created and costed.

IJ recognised that Victoria Street had not been considered in the plan. CH suggested spending highway money on junction improvement works rather than zebra crossings. VIA needs to look at traffic calming measures in line with their policies.

PS asked if NCC had an individual budget for town centres. JMcG confirmed that NCC councillors are each allowed three projects per year for road improvements within their area. He had already put forward his nominations and suggested Victoria Street to be included by other local county councillors. CH was mindful of NCC's priorities and being approved on their programme.

LC suggested the highways project to be reduced to £1m package to include a "pedestrian first approach" and public realm improvements, as the £2m+ project were likely undeliverable. The Working Group will meet on 18 February to decide what they wish to be delivered on the project. – *This was deferred to 4 March 2022.*

Enterprise Hub

FBC development will be progressed on the basis that the build over arrangement, yet to be discussed with Poundstretcher isn't agreeable. The structure can be delivered on Victoria Street, with a slightly different massing, based on the existing parking provision provided by the Council on long leased land being completely unaffected. There will be an additional construction cost to this due to groundworks, but a resolution to a frontage closer to Derby Road, although desirable, isn't likely forthcoming before FBC completion. The scheme in both location presents a strong BCR regardless.

An allowance for risk has been included which depends on Poundstretcher's development rights to allow the building in the car park.

Capital to create the replacement parking provision at the Tiles UK sites, will need to be apportioned from the Enterprise Hub allocation.

Additional Learning Facility

Revised costs presented with new considerations for the external treatment and reconfiguration of internal floorspace to facilitate the refurbishment works proposed in the project. The learning suites and floor space to be delivered remains the same.

Community Pavilion and Youth Centre

ZD asked CH what the variation figure was from the existing programme of £21.1m.

CH explained that due to the reduction of the highways project down to £2m that the whole programme was running at an £80k deficit. This included a 10% contingency against risk across all the projects.

DH asked how the business cases were progressing and how close were F&G to completing the works. CH confirmed that business cases

would be completed by the end of February for submission in April. The Enterprise Hub has a good opportunity to progress rapidly for design and appointed contractors with the majority of works completed in 2024.

LC confirmed FBCs to be signed off at the March Executive Board to send off for Assurance, with further submission of Project Summary Document Government by 15 April. Capital will be drawn in June 2022. Projects have been staggered rather than capital spend entirely front loaded to avoid penalties if the capital was not spent in that period due to delays.

LC advised that if we missed the April submission for FBCs then we would still be able to submit in either May or as late as June in line with the agreed HoT, but that any submission wouldn't be considered until the July cohort, which means capital wouldn't be available for approved projects until September.

DH was delighted that we were on target and had a strong bid.

Town Centre Recovery Fund (LC)

LC reported that the Panel received nine grant applications with a cumulative fund ask totalling £534k. From the applications received, some were asked to resubmit, whilst others needed refinement or more detailed information. He summarised each application for the Board's agreement. Some (detailed below) were approved, subject to the Council receiving in the necessary detail and supplementary information.

Application 1 submitted a speculative bid and asked to resubmit to the March Panel.

Application 2 was a commercial building within the town centre for a BDF grant to repair the roof, new shop front and internal diversified equipment. The Panel agreed that the roof was not part of the ground floor commercial interest. They were asked to resubmit a BCG bid for £6,500 and BDF for £3,500 to be brought forward for further consideration by the Panel in March.

Application 3 was from an estate agency business in the town centre asking for a BDF for £100k to purchase the freehold interest in the property, with proposals to refit the building using their own reserves to expand the business. The Panel feedback that the building purchase would need to be from reserves or alternative financing, at which point an application for grant funding for the internal works could be considered.

Application 4 requested for the maximum BDF award to improve a public house within the town centre. They were asked to resubmit to

provide more detail and demonstrate how the improvement works would contribute towards the TIP.

Application 5 **Pending consideration.** The Panel requested more detail which has since been received for dilapidated commercial units/outbuildings to be converted into office suites situated behind businesses within the town centre. The applicant will provide co-funding and has provided evidence of those It is proposed up to 13 gross FTEs will be created in the new space created. The programme of works can be delivered within nine months. Site plans and elevation drawings and floor plans are expected through an imminent planning application. **Agreed unanimously.** A Grant conditional offer letter will be circulated to the Board to sign to proceed. DG and JMcG need clarification for non-pecuniary interest with them both being members on the Planning Committee.

Application 6 asked for £5k to purchase equipment to diversify their business. They will need to provide two more quotes for the equipment before a grant offer letter is generated. **Agreed unanimously.**

Application 7 requested £6k for BDF funding to improve shop front for his new business works to be carried out. The Panel asked for more detail including improved disabled access and green initiatives that could be implemented as part of improvements. Subject to detail and evidence of quotes **all agreed except JMcG** who abstained due to a Declaration of Interest.

Application 8 requests BCG funding for a new website for a medical publication to revamp for their town centre business. The Panel asked for them to resubmit their proposal providing methodology of job creation, how their proposals align to the TIP and provide £3k co-funding. Any new website will need to be accredited to SOCITM, DAC or similar. **Agreed unanimously.**

Application 9 requested BDF maximum grant to contribute towards converting an old public house into a ground floor cafeteria and community facility with meeting rooms during phase 1 of the proposed scheme. A more detailed submission will be presented to the March Panel.

Appointment of Co-Funding Specialist (Luke Cairney)

It was announced that S4W were appointed to carry out the works as per the agreed brief. They will identify any opportunities across the programme although they showed concern for the ALF. They will produce their report by the end of February with options for any EOI to be agreed at the March board.

CH had sought co-funding for the cycle track which would help to release funds for use elsewhere across the programme.

<p>JL had been contacted by Jo Bradley who hadn't had time to respond to the brief, but she would offer to help the board where possible informally.</p>	
<p><u>Programme Assurance and Performance Reporting</u> (Luke Cairney)</p> <p>Government is asking to provide a report addressing the assurance and performance across programme. This includes any capital or accelerated funding received eg for Tiles UK.</p> <p>There are two lines of returns, the first to be submitted by Friday 18 February, but is nothing that the Board needs to consider. ZD as S.151 Officer will need to officially report that he is happy with the operation and that the programme is "above board" and on schedule.</p> <p>Any spend or forecast of CDEL payments will need to be reported.</p> <p>A 5% CDEL sum of £1m from total capital allocation remains available to progress business cases for the projects to move forward.</p> <p>If 5% CDEL money is used for demolishing Tiles UK before the end of the financial year and is recorded, we will need to report that by 18 February. An indicative figure is still unknown for the demolition work. CH will build this figure into the necessary FBCs.</p> <p>LC advised that a second round of reporting, which includes an Assurance statement to Government will need to be agreed by the board and signed by the Chair.</p>	
<p><u>AOB</u></p> <p>F&G to obtain quotes for the demolition of Tiles UK and submit a planning application. ZD advised that this will need to go out to tender as it is above £25k and to liaise with the Finance Department.</p> <p>LC reported that all FBCs were on track to be submitted by April. The Executive Board will then meet quarterly. The Delivery Board will be mobilised and some further amends to the Boards LAF will be necessary, with the April Executive an opportune moment to carry out this work.</p> <p>Comms support work will commence before June for the whole of the programme.</p> <p>There may still be a need to convene to the Exec Board on an ad hoc basis until March 2026, to facilitate the Delivery Board and the programme delivery.</p>	

Dates of next meetings (Chair)

The following meetings have been scheduled in the Council Chamber, Beeston Offices unless otherwise stated.

- Friday 8 April 2022 at 10am

MEETING CLOSED AT 11.20 AM