Minutes of the Goole Town Deal Board Meeting
held on Friday 11 March 2022, 2.00pm to 4.00pm

Attending: Jos Richardson & Sons (Chairman JR Joseph Richardson), Link Agency (Vice-Chair PJ Phil Jones), ERYC Portfolio Holder for Economic Growth and Tourism (JE Jane Evison), Constituency MP (AP Andrew Percy), Goole Town Council (AH Councillor Anne Handley), Environment Agency (PS Paul Stockhill), Goole Civic Society (MHC Margaret Hicks-Clarke), Croda (MC Martin Chapman), Hull and East Yorkshire Local Enterprise Partnership (GD Gill Dillion), Junction Theatre and Arts Centre (GW Graham Whitehead), Public Health (LF Laurie Ferguson) and Associated British Ports (DM David Morris).

Present: DLUHC (PC Peter Campey and MT Matthew Turner), Interim Head of Economic Development (CW Claire Watts), Town Deal Programme Manager (HH Helen Hoult), Head of Regeneration (NA Nigel Atkinson), Local Growth Co-ordinator (LJ Leigh Johnson) and Regeneration Project Coordinator (CHM Charlotte Howe-McCartin).

1. Welcome and Apologies

The Chairman welcomed all to the meeting. Apologies were received from Richard Beal (Beal Homes), Finbarr Dowling (Siemens), Teresa Charmers (HEY LEP), and Andy Barber (HEY Smile Foundation).

2. Declaration of Interests

No declarations were declared however PS mentioned again his involvement via the EA in relation to the Flood Risk issues.

3. Minutes of the Board meeting held on 19 November 2021

The Minutes were agreed as a true record of the meeting. Proposed by JE and seconded by AH.

4. Matters Arising

Email circulated regarding an in-person Market Hall project scoping meeting on 22/03/2022.

5. Business Case Report

A Board report had been circulated providing a progress update across the project portfolio, key points highlighted included:

Market Hall Project – a stakeholder meeting has been scheduled to consider target mixed uses, project outputs and the management case. Dialogue is ongoing with Goole Town Council to trial events; AH outlined Ice Rink at Easter, Jobs Fair & Siemens School Event, all positively received.

Property Activation Fund – the Business Case presents significant challenges in relation to planning consents and the Rapid Inundation Zone. AP and JE are keen to challenge the barriers to development and offer mitigation especially regarding accommodation at first floor level and above. It was requested that a discussion be held with a senior officer from the Environment Agency and ERYC Planners as there is risk of not developing property in town as proposals currently stand.

PS proposed attending with area director; the general context needs to consider less vulnerable risk at ground floor. AP asked if smaller grants could be launched sooner while bigger factors are resolved. HH answered that this would need addressing within the one business case for the Property Activation Fund.

GW outlined an aspiration to expand the Junction offer by introducing a dedicated town centre cinema space and linking this to the Market Hall renewal area.

GW referenced the flood assessment shared with GTC and questioned if GTD/EA flood defence project is accounted for in flood risk projections? MC concurred with this thinking outlining questions validity of the business case for flood defences and risk factors for other projects. PS outlined that the Strategic Flood Risk Assessment (SFRA) is a Statutory Planning Document adopted by ERYC although data was supplied by EA; once defence work is completed the SFRA should be updated however there will always be a residual risk. Difficulties can arise in the mindset of planning such as mixed use and calculating risk areas i.e. ground floor amenity areas and ensuring safe exits. Also, considering different types of defences such as steel piling offerings less chance of failure. Sequential testing operating in Hull, and now ERYC, weights flood risk alongside economics and social benefits.

NA suggested that ongoing discussions with EA/ERYC seem to be moving in the right direction and do recognise the positive impact that the Town Deal is able to bring forward on flood defence work by several years. It is only one element of a much larger programme of works by the EA, there is work taking place in Airmyn and other places which could all improve situation. JE reiterates it is the importance of upper floor residential use for the PAF project that is critical to the project. PJ agreed suggesting there is commercial viability and several schemes that could come forward, and to be aware of the impact of stalling these projects to not stunt the towns development or potential for a tea/night-time economy. AH mentioned a concern for some residents if any more multiple homes are introduced in the Pedestrian area.

Station Hub – GW questioned wider transport infrastructure planning, reports of buses X5 and 55 which run to Hull shall be cancelled from 9th April 2022, concern over a building up one area of public transport results in losses in others, issue over lack of bus depot in Goole to connect to larger routes. AH reiterates the local and wider concern over the loss of X5 and 55 routes with additional meetings planned. JE confirms ERYC understands importance of loss and hoping for an announcement to follow with further details from ERYC.

Goole Leeds Rail Link – HH outlined the best- case figures including annual subsidy required, approx. £900,000 per annum, many rail routes are subsidised to equivalent or greater figures but a key component to progress the Business Case via the Town Deal is securing match funding and demonstrating sustainability.

As the project is of regional significance, it will require the support of neighbouring authorities and high political drive. If this cannot be achieved due to funding or deliverability constraints, then conversations over alternative uses for the earmarked project funding will need to be initiated. A current consensus is that the projects aim of connectivity with West Yorkshire is not comprehensively achievable through alternative methods, therefore the funding will likely require a change of use request to DLUHC into the existing GTD portfolio of projects, potentially as a case for absorbing increased construction costs.

PJ expressed concern over the commercial viability and both the length of time and value of subsidies required. GW referenced how poor public transport and rail links are in the area, it is a positive move for GTD to be encouraging public transport. Also, if subsidies did not occur Goole would have little to no cultural or night-time offer.

JR asked when does the wider economic context of the benefits get woven into the business case? HH explained within the five- case model, information at outline stage details the economic and financial cases which the board will have the opportunity to review. AH stated it is important to give people an opportunity to explore the benefits. MC commented this project is about changing mindsets and being aspirational for the town, not only people getting out of Goole but also getting people into it. Another point is the Board should be prepared for the potential of some projects to fail, but it has the potential to drastically change movement and momentum of the town, therefore if it is not wholly self-sufficient the board can still be proud in bringing the project to the people of Goole. JE agreed, the majority of public transport is subsidised, and the Board needs belief and ambition for Goole's future. AP agrees it is a difficult project to deliver, but it is one of the best opportunities to bring an enhanced public transport service to Goole.

One Stop Skills Shop – Following discussion from last board meeting, Section 151 Officer guidance is that capitalising leasehold fees is complex for the Authority. This coupled with a lack of suitable property for purchase, another option showing significant benefits is to possibly introduce a One Stop Shop facility into the library building and opportunistically the library is currently diversifying its offer to support new business ventures. MHC generally supports this suggestion, and it is already in community use and high street facing, however there is local concern over muted talk of a library closure. HH commented that current thoughts are the more community uses a library offers, the more viable and stronger the case for libraries to remain as a community asset. JE stressed the need for a high-profile Goole Town Deal presence. GD commented that Hull Central Library has a similar set up with an enterprise hub which digital skills support and seems a good model to look at. JR unanimous support to explore this option.

Programme Overview – HH asked if the board support the current proposed timeline for projects, including an application to DLUHC to potentially extend business case development for two projects: Goole Leeds Rail Link and Property Activation Fund. PC advised there is the potential for an extension and happy to have those discussions, however, he stressed the overall programme expenditure for 22-23 financial year is £6million, therefore need to demonstrate programmes forecasted delivery is on target. The Board supported the request to explore further.

AH asked about the Leisure Centre Project match fund and the importance of ensuring the project is not being scaled back as residents deserve a good leisure centre with a varied offer. HH advised that values are incorporated into the project overviews, indicative figures in Heads of Terms. PC made it very clear that within the Town Investment Plan the objectives are enhancement and 'buying added value'. NA referenced it a valid point, and that the board needs to be conscious since figures were put together, the economic climate has changed, and construction is prone to market fluctuation and supply of materials/resources leading to capital projects being subjected to rigorous review.

6. Engagement Plan Review

Annual review of operational document. LJ presented an updated document, due to the impact of lockdown, engagement procedures and Town Deal Board operations were subject to restrictions and predominantly moved online. Now the climate has changed and appetite to meet in person is strong, therefore the Engagement Plan now recognises and represents where we are now and wanting to incorporate face to face activity into the Town Deal journey, for example an event is planned in West Park on April 21st and potentially another one in the Market Hall to promote the Town Deal alongside community events.

7. Any Other Business

7.1 Delivery Partner New Contract

HH informed all that Lisa Quinn has been reappointed and there is now a service available to support Town Deals again until July.

7.2 Goole Place Pilot

JE advised the Board of a proposed Goole Place Pilot Scheme to be driven by ERYC. It is intended to drive whole place thinking at a senior level and will establish two new posts to work across the Town with all sectors on a 3-year contract.

8. Date and Time of next Board meeting

April dates to be advised for engagement in individual project specific Business Case work; attendance is optional for all Board Members. The next formal Board Meeting will take place at 2pm until 4pm on Friday 13 May 2022.