Minutes of the Goole Town Deal Board Meeting
held at Raise Business Centre on Friday 13 May 2022, 2.00pm to 4.00pm

Attending: Jos Richardson & Sons (Chairman JR Joseph Richardson), Link Agency (Vice-Chair PJ Phil Jones), Constituency MP (AP Andrew Percy), Environment Agency (PS Paul Stockhill), Goole Civic Society (MHC Margaret Hicks-Clarke), Junction Theatre and Arts Centre (GW Graham Whitehead), Public Health (LF Laurie Ferguson) Hull and East Yorkshire Local Enterprise Partnership (TC Teresa Charmers), Siemens (FB Finbarr Dowling), Andy Barber (HEY Smile Foundation).

Present: DLUHC (PC Peter Campey), Strategic Asset Manager (JT James Timm), 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), Regeneration Project Coordinator (CHM Charlotte Howe-McCartin).

1. Welcome and Apologies

JR welcomed all to the meeting, he informed that Martin Chapman was unwell and would not be able to attend. The Board expressed their best wishes for Martin's recovery.

Apologies were received from Richard Beal (Beal Homes), Cllr Jane Evison ERYC Portfolio Holder for Economic Growth and Tourism, Martin Chapman (Croda), Cllr Anne Handley (Goole Town Council).

2. Declaration of Interests

No declarations were declared.

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

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

4. Matters Arising

MHC informed all a developer aiming to convert a town centre commercial property into residential use had received a letter from ERYC planning dept outlining reasons against this. JR said the topic would be discussed in a project update.

4.1 Goole Place Pilot

CW confirmed discussion was taking place within ERYC to consider pay scale, role, and where most beneficial impact can take place to lead on a whole place pilot for Goole. The post will be Goole based with agile working opportunities.

5. Market Hall

Members discussed opportunities emerging from a presentation given by JT on the way forward for the market hall. The aim is for Goole Market Hall to become a thriving multi use venue that significantly increases footfall and spend in the town centre. A long list of options was considered followed by significant analysis and scoring. Four options emerged from do nothing to do the maximum. Two options require consideration - medium and maximum. Medium would comprise of a food, drink, and events space. This would fill a gap in Goole's underdeveloped offer, maximise the space, support local and start-up businesses, provide reasonable flexibility of space, and rejuvenate the outside 'spill' offer.

The maximum plan would also include Paradise Place with an additional cinema in the L shaped building adjacent to the Market Hall, so the area becomes a multi-faceted cultural hub of Goole. The latter would be adventurous and require commitment and ambition to deliver. Operation would require consideration. Options might include a new venue specific Community Interest Company, Goole Town Council through an expanded Junction, or a private sector investor. A markets consultant has been commissioned to consider all options and look at viability of each option.

Members discussed options for private sector buy in and the route for Junction to expand and operate the new facility in the market hall with consideration of potential demand and profit. GW explained in the wider context there are several positives to be had from a private sector operator, but the current cinema brings a significant income into Junction and GTC would have concerns about pressure on their budget lines if a key income stream was lost.

PJ thought inclusion of a cinema was to grow Junction's offer into the cultural quarter, not to bring in an operator to take business away. He suggested the role was more about facilities management with an overarching organization responsible for managing the facility and smaller businesses and micro businesses in the food outlets. Various points were discussed. The first phase, what was originally envisaged and budgeted for in terms of the current business planning needs to be created. An option will be decided upon following information from the market consultant and details from JT that best provides the appropriate conditions to achieve agreed ambitions for the market hall.

GW updated members on the success of GTC skating rink having seen just under 1,000 people attend. The overall cost was £16k. The project was part funded by a Love Your High Street grant of £10k from ERYC, and some additional monies from the Holiday activities and Food Fund. Feedback from attendees was positive with similar events requested for the space. The readiness of the venue must be considered for future events. GW also informed that as GTC was the applicant for this meanwhile use of the hall it should not prevent GTC from applying in their own right for a Love Your High Street grant. This needs to be considered if further meanwhile uses of the building are going to be led by Board member organisations.

6. Leisure Centre

JT gave a progress update on business case work focused on costs, delivery times, project elements, building construction, internal features, and service delivery for Goole Leisure Centre incorporating all additional elements that were requested in the proposal for the Town Deal (TD) allocation - 10 pin bowling, tag active, adventure play, etc for additional recreation elements. Design development has taken place. Some cost issues needed to be resolved. The project is now at the point where all additional elements requested through TD financial allocation have been incorporated into the delivery model. The Board considered artist impressions of the building including elevation, interior, and spatial layout comprising additional services based at the centre.

It was thought important to inform the public the project was moving forwards, including detail of the additional ask requested for leisure activities (tag active, bowling etc) so people were aware of the work taking place and the time schedule required for the new build of the leisure centre. JT confirmed feasibility drawings were complete and the Tender Framework process will be used to bring a contractor on board for stage one. All the design development and costing will be completed by September. Start on site work will commence in July 2023. TC asked if TAG active would require ongoing licenses, JT confirmed ERYC staff will operate under license. AP asked if there was a possibility the dates could be brought forward. JT confirmed the dates were backstop and would be pulled forwards if possible, but it would not be right to promise work could take place sooner until contract engagement occurred. An exhibition will be scheduled as part of the Business Case.

A discussion took place concerning expectations of delivering outline and final business cases. PC stated the importance of recognising what was required for each of the projects to be business case ready for submission. There does not need to be absolute detail in terms of every design decision or item cost, but they all need to be financially compliant to be given the go ahead. Market forces, steep increases in construction costs and availability of building materials will affect some projects. Start and completion dates will be impacted as a cost increase is seen across the programme. The planning process also needs to be factored in. The Leisure Centre refurbishment is within ERYCs capital programme so risk of the project not going ahead is mitigated but there is an element of risk with external factors.

JT explained Planning Permission requires a particular level of detail. The design team working on the leisure centre refurbishment and new build require time to completely coordinate all the complex services to structurally sync the build. The design work needs to be ready before works can start on site and this may take six months to complete. PC suggested full detail of the entire process is not required for the business case with the difference being ERYC use certain processes and procedures to manage capital, whereas the focus should be what is the business case requirement for the town deal contributions, which is a slightly different thing. It's likely less information is required to get to stage 2.

PS suggested releasing an update on the leisure centre scheme so residents can see the project is developing and build expected to commence next year. Preplanning consultation will take place. PS suggested the library as an appropriate location to display images of the proposed build and transformation when appropriate.

7. Board Report

A Board report had been circulated providing a progress update across the project portfolio. HH referred to timing, spend and how the business case process had opened considerable ideas and questions that weren't anticipated at the outline town investment plan stage. This had caused some delay to the process as the detail required was complex and required time to ensure it was correct. HH highlighted key points.

Public Realm: This is impacted by decisions made for the Property Activation Fund (PAF) in terms of whole public space design. HH segmented the areas for consideration highlighting the priority space of Paradise Square linking Junction (Paradise Place) and the external space where beach day had previously been held into a public square whilst linking the market back yard and space between towards the library. The second area focuses on Church Street as the only green space in the town centre linking complimentary work developed by St. John's Parish church and their investment plans including the Spire Centre. The clock tower area across to the leisure centre would also be included in public realm development. Accelerating these plans is the key to the physical components of the leisure offer too.

Members discussed options, it was thought the focus should be on the pedestrian plaza as the priority area leading to Paradise Place and linking in the leisure centre zone, and station hub in a phased approach.

Property Activation Fund: The Business Case presents significant challenges in relation to planning consents and the Rapid Inundation Zone. A meeting took place with Alan Menzies, JE, AP and the Environment Agency to scope where there might be some compromise and agreement for a way forward in recognition that regeneration is an essential objective for the town centre and buildings require reactivation. Officers are identifying the number of properties potentially impacted and how TD plans fit within the Local Plan. HH explained there are alternatives to residential use through commercial and social opportunities that can be linked to the direction being taken with public realm works. There may be a compromise looking at specific zones such as the conservation area as it has planning status and is in the heart of the town centre. Dialogue is ongoing with the Environment Agency and a proposal should be available within the next three or four weeks. MHC informed a developer had been informed plans to turn a property at 32-34 Boothferry Road into first floor flats had been refused due to the current planning policy on flood zones.

Members will await an update before deciding on the way forward. Recognition of spend implications for the current financial year were noted and acknowledgement of significant complexities justifying a business case extension. PS suggested looking specifically at the delivery element of two or three businesses cases at the next Board meeting, that require an element of delivery this financial year.

VPG: PJ updated on meetings he had chaired between stakeholders of the VPG and Goole Town Council. Positive feedback about the process and the core project to create a sporting and events destination for Goole. Some disagreement on facilities for the site. Delta Academy have expressed interest in creating a synthetic pitch. Consultants have commenced work; a proposal will be based on the most economically viable and sustainable business model and is due to complete in September.

Goole Leeds Rail Link: A draft outline business case is ready and has been considered by Officers at WYCA and North Yorkshire. It's been suggested by transport colleagues there is a significant economic shortfall in the economic case for the project as the amount of sustainable funding subsidy it will require isn't strong enough to justify taking it forwards. AP met with Northern Rail who think the project is a positive option. He has suggested to political leaders the project requires political support in the West Riding. He dismissed the economic issue as insignificant given public transport is highly subsidised across the North.

Action: *Political meeting with authority Leaders required to ascertain their support and interest in taking the project forward. AP to organise. A decision will be made on funding the business case based on conclusions from the meeting*.

One Stop Skills Shop: Goole Library and Museum has been considered as an ideal location for the One Stop Shop in the areas adjacent to the market hall. This links in with the business support element operated at the library. The project could potentially go live in October 2022. This will free up some capital that would previously have been spent on purchasing a building. TC suggested a conversation with Joe Corney from DWP regarding co-locating services in the building to drive footfall and provide an inclusive range of services.

Broadband: A market research exercise has indicated Open Reach have an intention to instal new infrastructure. Guidance has been requested and the project has £1 million attached. A business case would be led by ERYC if it is going ahead. Some risks remain. Openreach are under no obligation to complete the project. However, the Broadband East Riding Programme team deem this low risk due to past performance and the potential reputational risk to Openreach given the public nature of the announcement. Openreach have publicly announced that they will provide gigabit capable exchanges in the Old Goole area as well as FTTP to 143 premises, potentially solving the need for improved connectivity in the area. Remaining risk include timescales.

Action: *Clarification required to define position and allocated Town Deal spend*

Flood Scheme: PS reported the business case is progressing well for the flood prevention aspect, the cycle way has caused delays. Consideration is taking place to look at the added value this would bring in an area that already has a cycle way but on the opposite bank. Possibility of extending to Rawcliffe Bridge. PS is awaiting an update and will include in the overall business case.

8. Programme Spend Forecast 2022 – 2023

HH outlined the financial position and anticipated spend forecast for 2022 – 2023 having previously circulated a report to the Board. She made the Board aware that reprofiling would be essential with variance across projects other than the cycle / flood prevention works.

9. Community Engagement: West Park event

LJ outlined the successful engagement that took place in West Park. A report was circulated covering topics, engagement processes and results.

9.1 Delivery Partner Investor Consultation / Goole

HH explained that Town Deal Delivery Support Partner had been tasked by DULHC to look at models to secure private sector investment to engage with towns in cluster areas. Several funders were engaged to explore this. A model option emerged to assist towns to secure investment as an alternative to each individual town sourcing their own funding / finance. The model enables projects of similar types across multiple towns to be grouped together so that investors can invest at a larger scale, it simplifies the process of identifying projects and engaging with multiple different places. Goole was invited to discuss this model and the process of raising private finance. Members agreed this was an excellent step in working collaboratively and provided Goole with opportunity for greater investment.

10. Any Other Business

10.1 Publicly Accessible Areas (PALS) Goole Pilot

A report had been circulated to inform the Board of a pilot programme taking place in the North of England focused on PALS. ERYC is part of the pilot. Updates will be circulated on actions and activities resulting from the work.

10.2 Jobs Fair 24 June 2022

An invitation had been received inviting Goole Town Deal Board to have representation at a Jobs Fair being held in the market Hall. The event is being organised by Councillor Handley in partnership with Job Centre Plus and AP's office. It will take place from 11am to 3pm and provide another engagement opportunity for the Town Deal.

10.3 David Morriss ABP

HH informed all that David Morris has retired from ABP. New representation from ABP will be reviewed in due course.

10.4 Charlotte Howe McCarten

HH informed the Board this would be the last meeting CHM would be attending as she is leaving to take up a new position with Smith Jenkins Planning and Heritage as Senior Heritage and Townscape Consultant in London. The Board congratulated CHM and wished her well.

11. Date and Time of next Meeting

A new series of dates will be circulated.