Minutes of the Goole Town Deal Board
held at RAISE Business Centre on Friday 12 August 2pm – 4.30pm

Attending: Jos Richardson & Sons (Chairman Joseph Richardson), Link Agency (Vice-Chair PJ Phil Jones), Constituency MP (AP Andrew Percy - dial in), Goole Civic Society (MHC Margaret Hicks-Clarke), Siemens (FB Finbarr Dowling – dial in), Portfolio Holder for Economic Growth and Tourism (JE Cllr Jane Evison), Goole Town Council (AH Cllr Anne Handley), Public Health (LF Laurie Ferguson), DLUHC (PC Peter Campey)

Present: 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) Steve Wells Associates (SW Steve Wells, Mark Pover, Brenda Grace), James Timm, Strategic Asset Manager ERYC.

1. Welcome and Apologies

JR welcomed all to the meeting. Apologies were received from Junction Theatre and Arts Centre (Graham Whitehead), HEY Smile Foundation (Andy Barber), Beal Homes (Richard Beal), Hull and East Yorkshire Local Enterprise Partnership (TC Teresa Chalmers), Croda International (Martin Chapman), Environment Agency (Paul Stockhill)

2. Declaration of Interests

None declared

3. Minutes of the Programme Review meeting held on 01 July 2022

The Minutes were agreed as a true record of the meeting, approved by AH and seconded by PJ.

4. Matters Arising

None

5. Victoria Pleasure Ground - Steve Wells Associates

Steve Wells (SW) introduced himself, his team, and his organisation. He outlined various issues in relation to developing VPG including options appraisals, analysis of intention for the site and the process required to formalise a decision on which option would be most appropriate to take forwards in terms of suitability, sustainability, and financial viability. A strategic assessment had taken place considering the intent of the site in relation to the standards and provision expectancies of governing sports bodies and government priorities linked to health and wellbeing including ERYC strategic issues. All users of VPG had been engaged in dialogue with SWs team along with other sports such as local netball clubs. The education sector had also been consulted through the Schools Sports Partnership looking at the viability of every child in Goole having access to opportunities at VPG. SW referenced the health and wellbeing agenda describing cross site pollination opportunities linked in with Goole Leisure Centre (GLC) complimenting the offer at VPG and both venues being in walking distance for the town's residents. Several options were presented to the Board with varying completion costs not including value added tax or land purchase costs.

Option 1 - Regeneration of the club house, 3G artificial grass pitch suitable for football, rugby, and other sports. UK Athletics envisage the site as a training base rather than a competition standard venue to include a sprint strip, long jump pit and oval area for other sports, such as shot put, and a 200-metre track. The site would become a modern model of a UK Athletics Hub, the first in the UK. Car parking spaces for 40 – 60 cars incorporating disabled parking bays and electric vehicle charging points. Single storey pavilion with stands on each side offering multiple uses, a newer version of what is already on the site.

Option 2 - Added value option, a sporting facility inline with government policy on healthy living offering a less 'clinic' based health option through accessible sport. Includes the variety of sports in option one. Extending the building to include further sports facilities and community rooms (two large and two small), and a physio room. The first floor to include a large social room at full pitch length, outdoor seating area and facilities to hold events for up to 180+ people.

Option 3 - Further enhancing the pavilion and site use with additional internal activity space, sports facilities, netball courts and gym provision to broaden depth of the new build. Focus on additional internal activity space including fitness suite aligned with the increased number of people using the site throughout the day, building use of the pavilion and the grounds including increased hospitality. Multifunctionality of the building, rooms, and site to provide sustainability. Incorporating a variety of uses for rooms of varying sizes to include one to one space, meeting and workshop space and large conference / wedding facilities.

Option 4 - Combining all elements of option 3 with additional land purchase to extend the site incorporating a larger pavilion, increased leisure activity and parking options. Some costs potentially offset by proposed partnership through private investment. Would be a key training venue for multiple sports and enable schools to regularly use the facility with a pitch that is for all users. Football Federation might invest £500,000 in the facility.

Board members thanked SW and colleagues for their presentation and discussed the outlined options. Engagement with current site user groups is ongoing; discussions had taken place with football groups, rugby, and athletics club amongst others. Aim of each option is to deliver the greatest potential for Goole. Athletics competition standard venues are based in Doncaster, Scunthorpe, and Hull. VPG would work and be respected as a training venue offering a multitude of sports a home and combining a range of options for community use to deliver additional income.

PJ shared thoughts on the issues to address at VPG and the ambitious options open to discussion. PC asked if consideration had been given to the capital / revenue costs split including maintenance costs and what consideration had been given to leisure operational models including private sector. AP asked if options over the original budget were realistic. JE suggested cost would be a consideration, option 4 is the desirable but would require a much lengthier time to complete due to land acquisition costs and securing essential funding. MHC suggested option one without the new pavilion. JE suggested looking at what additional Town Deal funding could be considered from projects that were now being funded through alternative means. AH agreed and suggested the document produced by HH would enable discussion to consider reallocating the budget for Broadband into another project. PC said a change of request could be made by the Board to bring forward a reallocation.

CW stated including netball pitches would increase the sports outcomes anticipated for the project. A second floor would provide a revenue stream but not provide sporting outcomes that are essential to the scheme. The chosen option needs to provide essential income in the future. HH clarified the purpose of the presentation for the Board to consider a mix of options and the opportunities each could bring to the overall outcomes required by Town Deal funding and for Goole. It is for the Board to steer and consider options as business cases develop. HH added considering other funding in relation to health & wellbeing, skills etc and how they can have an impact on the VPG project would also be an option. There are key components but also many mix and match options too. JR asked members to contemplate how one element of the site would cross subsidise another in the case of a two-storey building and consider how this could be affordable, sustainable and provide a capital fit for project spend. HH added Town Deal is focused on transformational regeneration and highlighted the importance of arriving at a decision to take forwards.

JR suggested AH and PJ attend a meeting of Goole Town Councillors to hear views and provide a Town Deal Board viewpoint. If GTC want to take the most elaborate option forward they can look to fund the additional cost in a variety of ways including grant support and consideration of increasing precept costs. Thought must be considered regarding the most affordable and sustainably viable option alongside social value. LF said several pots of funding may be available through the Schools Sports Partnership and Active Humber Partnership. Options with two changing rooms would not be acceptable for schools using sites for multiple sports. AH described the project as a game changer for Goole incorporating entertainment, events, and hospitality with sports, adding that venue space is limited in Goole and the option to include all these components in one venue is essential for the town. CW added the realistic option is option 2, option 4 requires longer term negotiation with network rail and could form phase 2 of a longer project. NA added costs of relocating the current gym, if that option were chosen, had not included costs. JE said taking user groups views into consideration would be the next step before the Board decided upon which option to take forward for the business case. PJ agreed adding the figures for option 4 and anticipated lengthy time to complete would rule the option out in this phase of the site development. SWA will be presenting options to Goole Town Council as the Project Owners and the outcome of that will be reported back to the Delivery Team.

6. Goole Market Hall

JT provided a refreshed programme update referencing the background to the project leading to a design freeze for business case development. He presented a range of information and images outlining the purpose for the building.

The Market Curators Feasibility and Outline Financial Business Case have been completed and outline designs conducted. Quantity Surveyors have carried out outline costings on options and Valuation and Estates engaged to test the viability of adjacent property acquisitions. Priority milestones are now to select the preferred management option, firm up the preferred design option including the adjacent public realm and finalising the business case for check and challenge. JT outlined the anticipated opening hours of the building and management options with socially focused key performance indicators. Turnover projection estimated the market hall could attract footfall upwards of 172,000 customers per annum and 230,000 to the town centre. A profit would be viable in year three. The scheme would include flexible pop-up space provision. Full costs do not include those anticipated in purchasing adjacent buildings for a potential cinema expansion and it was suggested that could be incorporated via the Property Activation Fund as a phase two element of adding value to the Market Hall.

The Board discussed the site plans and potential offer of the project. It was thought cinema plans and Junction expansion were for Goole Town Council (GTC) to consider how to take the concept forward if it was within GTCs forward plan.

7. Goole Leisure Centre - James Timm

JT presented a progress update for the business case, key points included:

- Public Engagement event taking place on Thursday 25 August at Goole Leisure Centre between 10am and 6pm to consult with residents and users regarding the refurbishment and a proposal to amalgamate services (Library, Museum and Customer Services) within one building with the potential renaming to ‘Goole Hub’.
- Procurement - Contractor interest confirmed via YOR BUILD Framework from shortlisted Tier 1 contractors.
- Social Value engine carried out indicating social value return of £5 per £1 spent
- Business Case completed and issued for check and challenge.

Provision during closure of the centre requires finalising with Planning Approval anticipated for January 2023. Costs, include construction (£7.89m), fees and surveys (£1,144m), specialist furniture, fixings, and equipment (£787k), inflation uplift (£868k), project risk (£495k), development costs (£75k) and optimism bias (£1,093m). The proposed scheme will have a contract awarded in May 2023, onsite work will begin in summer 2023 and conclude in 2024. The health suite, sauna and steam room have been omitted from the plan due to costs. Following the presentation, Members discussed the value Town Deal brought to the Leisure Centre offer in relation to recreation and leisure activities that are new and additional to those uplifted as part of the ERYC refurbishment. Discussion ensued regarding the need to include the health suite and the Board asked what options may be available to include this element in the refurbishment. JT said he would investigate that and report back.

AP added that including the Health Suite in the Leisure Centre was essential and if Town Deal was not funding Broadband and potentially rail there could be an option to fund the additional £500,000 required for the Leisure Centre; all agreed it was essential to include in the final design of the refurbishment. HH emphasised a formal request for variations on project funding would need to be submitted following the Boards views on redistribution.

Broadband project Old Goole

HH updated the Board on plans by Open Reach to provide broadband direct to homes in Old Goole in 2022. AP sought assurance that this was 100% confirmed before consideration be given to removing it from the Town Deal. CW and CJE provided the assurance confirming that it was recorded in the Broadband East Riding minutes. The Board agreed that the Town Deal should not proceed with the intent to deliver this project and as such, seek proposals for the reinvestment of the released funding back into the remaining project portfolio, to then be submitted as a formal Project Adjustment Request.

Several options have potential, from utilising the broadband budget for VPG alongside a grant from the Football Federation to increasing budgets across the programme considering an anticipated rise in overall costs. JE suggested an additional meeting to consider various options in relation to specific projects to explore potential given necessary reallocation from the Broadband budget. HH added that a good understanding of how projects were shaping up on budgets would be available before the end of September.

8. Summary Project Updates

HH outlined her update report on the other projects. Station Hub and Public Realm to be discussed in detail during September outlining options, designs and costs. The Property Activation Fund still has critical work to consider guidance to alleviate residual development options. NA added that guidance can be issued for potential development within the conservation area of the town centre. Test cases of buildings developers aim to bring back into use within the town centre have been highlighted. Members discussed specific planning applications and AH commented that several had been called into Committee for a decision where Officers must adhere to policy when making recommendations.

MHC Goole Civic Society would continue to observe and report on developments and relevant planning applications.

HH reported that Goole Library will house the One Stop Shop facility and the Business Case is now making good progress. An additional Board session may be necessary (online) to discuss the Leeds Rail Link in September. Figures have been revised for the economic case. She added that the economic case now included Selby area in relation to potential passenger use. Northern Rail figures had been challenged by West Yorkshire Combined Authority Officers who thought the figures too pessimistic.

9. Publicity, engagement, and consultation

HH explained engagement and consultation was continuing to take place with another event (Goole Pride) on 13 August being attended by the Town Deal delivery team.

10. Any Other Business

AH informed the Board of successes resulting from the Jobs Fair that took place in the Market Hall. Over 25 people were now in employment, 2 people were recruited into apprenticeships and 2 have secured employment with ERYC.

11. Date and time of next Board meeting

2pm to 4pm in person at Raise Business Centre on the 9th of September (unless advised otherwise)