

**Minutes of the Goole Town Deal Board Meeting
held on Friday 8 October 2021, 2.00pm to 4.00pm**

Attending: Jos Richardson & Sons (JR Chair Joseph Richardson), ERYC Portfolio Holder for Economic Growth and Tourism (JE Jane Evison), Constituency MP (AP Andrew Percy), ERYC Goole North Ward (AH Councillor Anne Handley), North Yorkshire Local Enterprise Partnership (DK David Kerfoot), Environment Agency (PS Paul Stockhill), Goole Civic Society (MHC Margaret Hicks-Clarke), Goole Town Council (RT Ross Turner), Siemens (FD Finbarr Dowling), Croda (MC Martin Chapman).

Present: MHCLG (PC Peter Campey), Head of Economic Development (PB Paul Bell), Town Deal Programme Manager (HH Helen Hoult), Local Growth Co-ordinator (LJ Leigh Johnson), Regeneration Projects Co-ordinator (CHM Charlotte Howe-McCartin).

1. Welcome and Apologies

The Chairman welcomed all to the meeting.

Apologies were received from Nigel Atkinson, Laurie Fergusson, Andy Barber, Richard Beal, Lisa Quinn, Phil Jones, and Teresa Charmers.

2. Declaration of Interests

None declared

3. Minutes of the Board meeting held on 16 July 2021

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

4. Matters Arising

4.1 Local Plan Update

As per the report, representation was submitted from the GTD Board to the local plan consultation. Consultation has now closed; responses are being collated and analysed. Further consultation will be undertaken, likely in spring 2022 once the initial responses have been considered before anything is formally submitted.

4.2 Charities town centre event 24 July 2021

Very successful day, over 20 community groups got involved and the equipment from the accelerated project worked well. Good feedback from the organisations and the consultation done by GTD.

5. Accelerated Projects

Goole Market Hall – both an accelerated project and a main Town Deal project, starting to think about meanwhile measures, using the empty shell to start fostering that community use i.e. exhibitions, events, activities, and consultation. AH has organised a Christmas event for 17th-19th December in the Market Hall, food, drink & crafts around the outside, live music, and performances, finishing with orchestra/choir carol service.

Public Spaces – noticed increase in reports of undesirable behaviour, ERYC is aware and working with different teams, also testing out measures for the wider public realm scheme. Working with community groups to work on the green spaces.

Parks Package – Accle. Project work finished, but a catalyst for further work/bids, currently looking at additional outdoor equipment/benches for West Park. RT expanded on issues with the path and potential way forward.

Oakhill – CHM signage still to go in, supplier has faced significant delays with materials. Meeting w/c 11th Oct with the manufacturers to determine potential installation dates. FoO, Siemens and Civic Society have been updated.

Kickstart – 16 out of the 20 purchased are already in use, mainly used for commuting around Goole and Selby, but also a Goole to Castleford connection. Selby is merging in Wakefield and Castleford has a technical construction college. JE said it was really positive to aid people's education and employment, asked if there is a demand/need for more? Sarah Arnold's team suggests there is potential to increase fleet/offer for Goole.

6. Project Confirmations

Following our Heads of Terms (HoT) offer of £25million we were last addressing the shortfall of £3.7million from the project portfolio. The approach was very streamline from the board, we did not need to go back and revisit every single project but quickly established the priorities and allowed for a revised structure which was sent out via email. The board acknowledged and supported the revisions, and this informed the project confirmation documentation submitted to government. This confirmed our indicative funding profiles, timescales and monitoring and evaluation, these were then signed by JR and ERYC Chief Executive Caroline Lacey. Everything is submitted, waiting on approval from MHCLG. PC indicated there were no issues anticipated from his perspective, so a grant offer letter should be issued. Will also include the 5% advance funding (5% total of HoT), this is also to help project development and start to deliver projects.

Each project shall run on its own timetable as outlined in report, otherwise shall be difficult to run all 10 projects simultaneously. The scoping working groups shall run accordingly to the business case timetable and shall include various stakeholders and members of the public with a vested interest. Again, each project will require a different level of intervention therefore shall be adapted for each project, whether it is online, forum for comments/consultation, in person perhaps in the Market Hall or drop-in sessions.

6.1 Partnering with a private developer

Several of the board members and representatives from ERYC have had a couple of meetings and a walk around Goole, thinking mainly about the delivery of Property Activation Fund and the Public Realm/Station Hub scheme, and the possibility of engaging a private developer to deliver these projects. There is a recognition that a developer could have a better aligned skill set to deliver an overarching vision and potentially bring in private investment. For example, could look at Wykeland who have done significant regeneration works in Hull and Beverley, although recognise if this were the direction taken it would need to be achieved through standard procurement procedures which ERYC have in place. Agreed from those meetings would bring to the board for opinions on setting up a vehicle to allow the use of a developer before ERYC investigate further.

AP not against as a concept but conscious that there are pros and cons, bringing in an external party can mean losing some control but then potentially bring in other investment. Need to address the fundamentals of how saleable/rentable the units are and not just tidying the frontages, which a developer could achieve as they have knowledge and contacts in the market.

JE in principle it is a good and interesting idea to explore further. Aware we cannot talk specifically about one company as it must go out to tender, and also understand they are in business in the private sector so will want a return on investments, therefore we would need to understand exactly what we are engaging in and what the relationship would be. However, understand we are not experts in developing but do not want consultants to regurgitate information so in principle this is a good idea and could help GTD achieve its objectives of leaving a long-term legacy and relationship with the town.

MHC and PS – Although not commenting on individual companies or projects they've witnessed, it is a good idea in favour of exploring as it could be an exciting development project for the private sector and a shame not to take advantage of the learning/knowledge others could bring to the project. FD has been impressed by the community values that some developers can bring to holistic place-based regeneration. JR want to ensure we go in with our eyes wide open and ensure the company has a community orientated philosophy.

PB interesting to get feedback from the board and echoes ERYC conversations about achieving GTD objectives, next steps would ideal to have a conversation with HullCC and other authorities about their experiences working with private developers in a 'lessons learnt' way and feedback to the board. ERYC does have a formal procurement process that would need to be adhered to. PC conscious it is different to what was set out in the TIP and the Town Investment Plan, although can see the advantages of the discussion would need to keep MHCLG informed.

6.2 Goole – Leeds Rail Link

Early indications for the rail project suggest it will cost significantly more than £3.7million. Feasibility is starting to question what the project will look like in reality and costings, for instance how many train units, drivers, conductors, appraisal of the infrastructure. Wanted the opportunity to alert the board before discussions get more in-depth.

7. Draft Monitoring & Evaluation Plan for the Goole Town Deal

Town Deal funding is facilitating specific outputs and outcomes. As part of the August submission to MHCLG GTD had to prepare a Monitoring and Evaluation plan (M&E) which looks in detail about what outputs/outcomes each project is forecasting. We were essentially given a menu from MHCLG to select which ones we could report on, these included mandatory indicators on things like match funding and optional outcomes on urban regeneration or digital infrastructure etc to be reported twice a year. Must remember these funding obligations when working on the business cases.

8. Board Membership Review

Now that the board has outlined the scope of Goole Town Deal, its aims and objectives and has got through the Heads of Terms offer, it is understood the board is at slightly different stage as now it is more about governance, delivery and M&E. Potentially opportune time for board to review its position and identify if there are any gaps in the board, for example looking at skills. General agreement education/further education is missing representation. MC agree however similar to the situation with the developer, need to be careful of commercial representation. JR and PJ as the chair/vice-chair to review for the next board meeting.

9. Any Other Business

RT in combination with GTC have done some outreach with Delta Academy, informing the younger generation of the potential projects, has been greatly received.

HH & CHM involved with St John's Church and Sheffield Diocese, working on plans for the church, Spire Community Centre and the grounds, lots of heritage/community-based plans that align with GTD wider town objectives.

HH & CHM to attend Humber Waterline Summit hosted by ARUP on 22nd Oct 2021, on living with water in the built environment and net zero in the Humber.

10. Date and time of future Board meetings

Fridays at 2pm until 4pm. 19 November 2021, 14 January 2022, 11 March 2022, 13 May 2022