

Attending: Link Agency (PJ Phil Jones, Chairman), Goole Town Council (BJ Cllr Barbara Jeffreys), Goole Civic Society (MHC Margaret Hicks Clarke), East Riding of Yorkshire Council (CAH Cllr Anne Handley), Siemens (MS Mark Speed), Environment Agency (PS Paul Stockhill), Health (LF Laura Ferguson)

Present: Town Deal Programme Manager (HH Helen Hoult), Regeneration Project Manager (AH Andrew Hewitt), Local Growth Co-ordinator (LJ Leigh Johnson), Media & Communication (LO Lucy Oates), PAF Project Coordinator (BW Ben Wright), Nick Russell (NR Local Growth Manager)

- 1. Welcome and Apologies** The Chairman welcomed all to the meeting. Apologies were received from Business & Skills (Teresa Chalmers) Head of Economic Development (CW Claire Watts), Beal Homes (Richard Beal) HEY SMILE Foundation (Jamie Lewis)
- 2. Declaration of Interests** PJ reiterated his declaration of interest in marketing of Sunshine Vista properties. BJ declared an interest in item 7.2 having spoken in support of the application at Western Area Planning Committee. PS declared an interest in declining from voting on residential developments.
- 3. Draft Minutes of the meeting held on Friday 16th of May 2025** were approved by MHC, seconded by BJ and agreed as a true record.
- 4. Matters Arising** MHC updated on a previously discussed referral of a planning application in the North Street area. A complaint was made to the Director of Planning. A meeting occurred to explain the decision rationale. Flood risk was one issue along with the requirement for an emergence survey in accordance with best practice guidelines to assess the presence of protected species within the proposed development site due to the age of the building and height of the ceiling. A change of use application for a bungalow within the rapid inundation flood zone to be developed into a ground floor arts centre was also turned down due to enhanced flooding risk. The government provides specific guidance for development in Flood Zone 3b areas. MHC suggested adding information to planning advice. PS added similar issues occur in Hull and advice can be integrated into planning.
- 5. General Projects Progress Report:** The Board were delighted to see a visual of the Town Deal hoardings erected around the market hall whilst building work continues. Each board shows a different usage image - food, events, music and a heritage board has been included. Construction work is well underway; LO informed all that Brew York have referenced Goole as the biggest venue in their portfolio. In response to a question from BJ regarding usage of the venue for a boxing event, HH advised that as Brew York will be the venue operator on opening, events will be for them to agree with interested parties. Brew York are committed to supporting community interests and events where feasible and possible.

BJ stated she had been asked by the Manager of Junction Theatre & Arts Centre, to raise a question concerning programme and event duplication with Junction in relation to Brew York co-ordinating their plans with the Junction team. HH stated much legal discussion had occurred in relation to the physical space of the building and that of Goole Town Council's venue Junction. Brew York have significant experience in working with other operators and venues across their locations. Some sessions will be arranged for specific sectors to meet with Brew York to introduce themselves and their business. The Chairman added that Brew York have the right to decide their own programme of events as operators of the building. CAH added it is not Goole Town Deal Board's remit to approach Brew York on behalf of Junction. All agreed with this view. HH added a representative of the local Wetherspoons had contacted the Town Deal to say how much they are looking forward to welcoming Brew York to Goole.

The Leisure Hub project continues as planned with an anticipated opening of July 2026. BJ stated she had been asked to question accessibility to a swimming pool for Goole leisure users during the Hub build. LF clarified swimming facilities had been made available via free transport to Isle of Axholme during the leisure hub works. MHC said the addition of a learner pool in the Hub would offer opportunity for children of all ages to learn to swim and of course several schools also include swimming within their curriculum activities.

BJ had been asked to bring a further question to the Board regarding tendering and contracts awarded to businesses located outside of Goole. MHC explained the tender process, registration with Your Hub and participating in the Supply Chain Network. AH added details about an extensive session held in Goole market hall in November 2023 attended by a range of support services including colleagues from the Supply Chain Network and Business Support Team to offer support and information to any business aiming to achieve public sector contracts. The tenders for Goole Hub and Market Hall were awarded, following a clear and transparent process, to companies that can stand multimillion-pound construction projects.

HH updated on Station Hub activity. Issues continue to be navigated regarding work on the subway walls and any proposed changes to lighting within. Permanent panels or art form screens that require any new additional fixings, i.e. drilling into the walls, would require Network Rail approved vibration tests at a cost and additional lengthy legal approvals including colours and glare. However, Network Rail have given approval in principle for 'temporary' wall panels linked to the Bicentenary, and this can be considered as an option. Changes to the existing lighting on the roof space may require ERYC to take future ownership and maintenance responsibility that the Council is not be able to do. The handrail is due to be replaced with one that incorporates LED lighting. The legal agreements being progressed with Northern Rail include maintenance responsibilities via ERYC/TD to 2029. The essential elements of the subway remain, which are improved flooring, lighting, safety, cleanliness and ease of use. A final timeline signoff meeting will take place during July/August. Town Deal station plaza elements are scheduled to commence in Autumn 2025 with plaza completion anticipated in spring 2026.

6. Spotlight on

6.1 Public Realm HH highlighted that significant background work has continued in consideration of a range of components. This included utilities to power columns for events, hostile vehicle management. anti-social behaviour mitigation, signage and lighting, cultural inscriptions and street furnishings, pavement and road dressings, planters, water feature and bespoke metal work designs. One to one consultation began in May with 73 businesses regarding the work schedules, understanding business needs and promotion of a variety of grants that may be of interest to high street businesses. Vacant property owners have been contacted. Minimal disruption to hospitality businesses incorporating licenced outside seating is a key consideration.

6.2 Dutch River Greenway The Board were informed that detailed design for the flood defence work has been completed and all funding secured via the Environment Agency (EA). Work on the highway improvement began in May with completion in July. EA flood defence work will be visible on site in August, and the Greenway aspect will be the final component to secure completion of the project. A design team is engaged to develop the detailed scope of work for the Greenway. The Canal & Rivers Trust have agreed in principle but require the technical detail and maintenance proposals to give formal approval. The team are working to conclude this by 31st August 2025. PS informed the full EA business case for the flood defence work was approved and cited as a best practice document.

6.3 Victoria Pleasure Ground HH updated on a range of infrastructure works taking place at VPG including installation of the pitch and athletic facilities. Scheduled completion of these two facilities by 10 July was not possible. The timescale has been revised for the end of July/beginning of August. Planning conditions must be abided by to ensure a professionally operated facility and compliance with those conditions is integral to the facility.

BJ made the Board aware that a Goole Town councillor suggested the two semi pro clubs should be recompensed. The Chairman clearly stated the Board had no obligation to intervene in a Goole Town Council managed project, it would be a matter for Goole Town Council to consider as a contracting issue between GTC and any site user agreements during the build process.

6.4 Goole & Howden Hopper The Board was informed by AH that the revised timetable and new £2 single journey and £7 weekly ticket price came into effect in June 2025. Usage numbers on the Hopper service in June were slightly down, over 4,500 tickets were issued in the month down from 6000 in May. These usage figures equate to a similar usage to June 2024. However, there is an increased number of weekly tickets purchased in June linked to travel to work destinations. Despite less tickets being sold the revenue generated was the highest since the bus started operation providing better value for the public purse. A formal report has been submitted for consideration by the

East Riding Enhanced Bus Partnership to secure funding for the remainder of 2025 - 2026. Other avenues are being initiated including links with major employers, other subsidies and the future transport funding via the Combined Authority.

There is an expectation that through Howden housing plans, development of Metsa, and progress of Freeport there will be increased demand for the service, demand for expansion and expectation of an industry contribution to the service development. Section 106 funds will also be considered. The social value of the service generates £3 for every pound spent. AH referenced the combined authority Mayor's acknowledgement of the difficulties faced in travelling around a rural East Yorkshire with limited public transport options. No extra bus stops will be incorporated in the current pilot provision; sites can be considered for expansion if funding is in place for the next phase of the Hopper. HH alerted the Board to the price rise impact for a planned summer service run by Goole and Selby Homestart. The organisation has been advised of funding options to consider for their client group.

6.4 Property Activation Fund BW Since the scheme launch in July 2023 BW said the PAF team have assisted 131 organisations in the Goole area, with direct requests for information about the PAF or to discuss potential projects. Since the Board agreed to close PAF to full applications on 31st March the Team has assessed submitted applications to avoid any concerns of over committing financially. The PAF remains closed to date, pending a decision on the best strategic use for the remaining funding. This has converted into 19 fully approved and contracted projects worth a total of £4,287,227.39 of which, grant support from the PAF totals £2,143,170.86. An additional two projects have passed through the Investment Panel and due for Goole Town Deal Board consideration with total grant values of £347,235.00. If approved these applications would take the grant commitment from the PAF to £2,490,405.86. Of the contracted projects, 17 projects are in active delivery and 5 have achieved financial completion, following final monitoring visits and approval of their final claims. Further proactive work continues with priority sites which are seen as being of strategic importance to Goole Town Deal.

7. PAF Applications for approval

7.1 Pharmacy Hub BW informed the applicant is seeking provision of funds to transform a derelict shop into a pharmacy hub and pharmacy. By incorporating Meditech robotics, the applicant will enhance their dispensing capabilities, allowing them to efficiently manage prescriptions for both local customers and pharmacies outside of Goole. This project brings back into use a derelict shop in a key retail area of the town centre and addresses market failure. Reactivation and diversification of the premises will contribute to the creation of a positive street scene and increase the number of high-quality jobs available in Goole.

An initial procurement query for the Meditech robot had been considered by the ERYC due diligence team who confirmed they were satisfied that the market had been explored and tested to an acceptable standard for the provision of a sole supplier justification. The PAF Investment Panel unanimously approved the project, highlighting the strong strategic case and recommended that the Board approve the application for PAF funding. Discussion occurred regarding the detail of the internal works, impact on current provision, projected outputs and the current frontage of the building.

Action: The Board agreed to accept the PAF Panel recommendation and approve for funding.

7.2 Osprey Clark Developments The applicant is seeking funds to redevelop three disused and semi-derelict buildings at the rear of the Old Post Office which have remained empty and fallen into disrepair. They will be transformed into three individual, spacious townhouses. Two of the townhouses will be one-bedroom units, and one will be a larger three-bedroom unit. Each will feature modern open-plan kitchen-dining areas, integrated family bathrooms, and underfloor heating systems, which will allow occupants to run heating at lower temperatures, reducing energy costs. The townhouses will also have double-glazed UPVC windows and meet, if not exceed, current thermal efficiency standards.

Planning issues flagged at the due diligence stage were resolved. The PAF Investment Panel unanimously approved the project, highlighting the applicants record of similar property regeneration within Goole Town Centre, a strong strategic case and need for the project and good value for money based on investment per square foot of development. The Investment Panel approved the application on the condition that flood mitigation elements to the projects planning were resolved.

Discussion occurred regarding the positive impact of the development bringing high quality housing to the town centre, and flood mitigation measures for residential properties. PS abstained from voting due to his role with the Environment Agency.

Action: *The Board agreed to accept the PAF Panel recommendation and approve for funding.*

The Board discussed options for the remainder of the PAF budget in consideration of pipeline projects. These included reopening of the grant programme, a limited open call to strategic projects, development of a masterplan for key sites of strategic interest and the potential for other options within the PAF zone. The Chairman asked the Board to consider these options and contact BW or HH prior to the September Board meeting with any specific thoughts. AH added PAF had been made available to all businesses in the PAF zone. And significant support for applicants to aid them through the PAF process had been given. A paper outlining costed options for the remainder PAF funds will be made available at the next Board meeting.

- 8. Communication Activity and Forward Planner** LO reported on media coverage of Goole Town Deal projects having recently had a local focus. Case studies to inspire others have proved successful. Opportunity Goole experienced a significant increase in applicants and has brought the closing date of the fund forwards due to applicant levels. The next phase of communications will focus on project delivery specifics, especially the Public Realm and Station Hub projects and the Town Deal legacy, to inspire and attract regional and national interest focussed on increasing economic activity and investment.

9. Any Other Business

- 9.1 Small grant improvement fund update** BW outlined plans for the Plaza Frontages Fund, a small grant fund which will soon be made available to conduct condition improvement works to the frontages of properties within the pedestrian plaza to a maximum of £3k per applicant without need for match funding. Grants will be available to property owners or tenants to then conduct works.

9.2 Items from the Floor BJ asked for clarification regarding the impact of the public realm works in the pedestrian plaza. HH explained ERYC has strict criteria regarding public works. Helen McGill has begun phase one of work with businesses in the area to inform of the uplift work scheduled and clarify any specific needs from each business to ensure contractors can minimise impact.

9.3 Hull & East Yorkshire Combined Authority AH announced he has been seconded to take a one-year secretariat position with the newly formed Hull and East Yorkshire Combined Authority. NR will take on AH's role in his absence. On behalf of the Board PJ and CAH thanked AH for his sterling work and wished him luck in his new position. CAH sits on the Combined Authority Board and is Portfolio Holder for national and international investment in East Yorkshire and Hull. She offered to feedback to the Board on investment and development.

9.4 HH outlined the correct process and protocol required to arrange a visit to Goole by the Royal family. ERYC Civic Office are now handling the process via the Lord Lieutenant. It would be most likely Goole would be part of a co-location visit if successful. Work has taken place to provide a suggested itinerary linked to the King and Queen's special areas of interests. A decision will not be known until the year end or early 2026.

- 10. Date and time of future Board meetings** These will take place from 2pm to 4pm in person at Raise Business Centre, unless advised otherwise on the following dates:

- Friday 12 September 2025
- Friday 14 November 2025
- Friday 20 February 2026
- Friday 17 April 2026