



A place to start,  
to stay, to grow!

## Staveley Town Deal Board

Minutes of the Meeting held on 12th November (10:00 – 12:00)

### Staveley Miners Welfare Football Club

#### Attendance

<b>Board Members</b>	
Ivan Fomin (Chair)	MSE Hiller
Cllr Tricia Gilby (Vice Chair)	Chesterfield Borough Council
Cllr Paul Mann	Staveley Town Council
Huw Bowen	Chesterfield Borough Council
Toby Perkins, MP	Member of Parliament, Chesterfield
Ian Wingfield	Springwell Community College
Mark Potter	Chesterfield Canal Trust Ltd
Julie Richards	Chesterfield College
Dr Peter Scriven	Divisional Director, Royal Primary Care (East)
Will Morlidge	D2N2 LEP
<b>Observer</b>	
Melanie Phythian (MPh)	Towns Hub Policy Advisor, Cities and Local Growth Unit
<b>Officers in support</b>	
Lynda Sharp	Chesterfield Borough Council
Lindsay Wetton	Chesterfield Borough Council
Allison Westray Chapman	Derbyshire County Council
Mark Evans	Staveley Town Council
Craig Busby	Office of Toby Perkins MP
Michael Rich	Chesterfield Borough Council
<b>Attendees who delivered the presentations and departed after their item</b>	
Stephen Wenlock	Chesterfield Borough Council
Chris Hegarty	Derbyshire County Council



**A place to start,  
to stay, to grow!**

## **1 Apologies**

Angela Stansfield	Department of Work and Pensions
Peter Dewhurst	University of Derby
Theresa Channell	Chesterfield Borough Council
Kara Simpson	Derbyshire Police
Lee Rowley MP	Member of Parliament, North East Derbyshire
Cllr Tony King	Derbyshire County Council
Mervyn Allcock	Barrow Hill Engine Shed Society

### **Welcome and introductions and apologies (IF)**

IF welcomed Board members to the meeting.

### **Declarations of Interest**

No Declarations of Interest were reported.

### **Minutes of the last meeting held on 29<sup>th</sup> October 2021 (IF)**

Minutes were approved as an accurate record. All actions had been completed or are covered within the agenda of the meeting.

### **Project Sponsors Presentations**

#### **a. Town Centre Master Plan**

SW presented an update on the Staveley Town Centre Master Plan. He reminded the Board that he had attended previously on the 17<sup>th</sup> September 2021, where he had shared the principles behind the Master Plan and how it would be progressed. The Master Plan has evolved and is now out for public consultation following approval by CBC's Cabinet on 2<sup>nd</sup> November 21. The consultation period is live between 8<sup>th</sup> November - 12<sup>th</sup> December 2021. SW urged all partners to review the consultation documents and respond so that their views can be taken into account.

TP asked for clarity as to whether the Market House concept shown for the Market Place was a shelter over an open space or a building? SW confirmed that it is intended to be a multi-purpose flexible space that will provide shelter as well as internal spaces that could be used for commercial or community uses. TP confirmed that he liked the concept of the building as shown but would be worried that if it had just been a shelter that it could have become a focus for anti-social behaviour that could undermine the success of the project. SW confirmed that there are glass walls creating formal internal space and that it would be secure in the evening.

WM queried the long term running costs of the Market House. SW responded by advising that this is the Masterplan stage whereby you set the vision for the area and that this is not the full business case stage. Currently, there is no detailed design for the Market House. If the concept is acceptable and supported following the consultation process this will be developed.

PM stated that he felt it important that the Market Square is visible from Barnfield Close. He added that if the scheme can be delivered as outlined in the visuals that we should "crack on" with delivering it.



**A place to start,  
to stay, to grow!**

TP confirmed that he felt the scheme looked very exciting and that it represents a real change from what we have now. He confirmed that he had a few questions to ask. Firstly, he enquired as to whether demolition of what we have now is inherent in the proposals put forward and if it is, are we engaging with the businesses that will be impacted? Secondly, he sought confirmation as to what we are being shown can be funded by the available Town Deal funding.

SW responded and confirmed that this is a Masterplan that shows a vision for the area that has projects that could be developed over 15 years. The Town Deal elements need to be delivered much quicker than this. CBC are working hard to determine which elements of the Masterplan can be delivered within the scope of Town Deal funding and to deliver what Staveley needs. There is likely to be a range of approaches to deliver the Masterplan's overall vision. SW confirmed that if the Market Square proposals are to be brought forward, an element of demolition of existing buildings is required. CBC is actively working with the businesses and landowners to see what their aspirations are. For example, some businesses could relocate to the proposed commercial terrace. In all, 12/13 businesses are likely to be impacted that are based in Barnfield Close.

IF advised that it will be a challenge to put a compliant business case forward if it doesn't capture all the tangible benefits outlined in the Masterplan. He added that he had been involved in a regeneration scheme in the past where his business had been impacted by CPO. Businesses were not supported in this example to find suitable alternative accommodation and he urged that in this case, local businesses would be supported.

HB advised the Board that CBC is currently only consulting on the draft vision of the Masterplan. Responses received by the close of the consultation period in December will be reviewed and changes made to the Masterplan. The proposals as set out by SW today are not at the delivery stage. The Towns Fund process has a limited timeframe in which projects can be delivered so in parallel to the Masterplan process, CBC is actively reviewing deliverability of the various elements proposed. CBC is committed to delivery of the Masterplan and may have to look at long term opportunities to deliver all elements.

Landowners and businesses have been engaged already as part of the consultation. Individual conversations will be had, and the council will listen and respond. He added that we need to progress the overall vision for Staveley Town Centre agreed and then further detailed delivery discussions can progress with businesses and other stakeholders.

TG appreciated the issues raised by TP and confirmed that the Council has put a lot of effort in to supporting businesses, including £48 million paid out to businesses from the start of the pandemic. She agreed that the initial consultation phase is very important. In her role as Leader, TG advised that she sits on a Commission looking at the future role of Town Centres. Members of the Commission include British Land, retailers, and hospitality businesses. A key finding is how vital it is to engage local authorities in the conversations and debates. This discussion will be useful to feed back into the commission's discussions and vice versa. In addition, CBC has recently undergone a Peer Review. The interim report states that the Council is a strong place lead organisation with good partnerships in our place. She would wish to emphasise that CBC would take on board businesses concerns. She advised that CBC would not wish to go down the CPO route. She considers this to have too much red tape and would prefer talking and relationship building with communities.



**A place to start,  
to stay, to grow!**

PM advised the Board that it is important that we have an agreed Masterplan. He believes with regards to the businesses that may be impacted by the proposals that we are potentially pushing at an open door. Wise Buys is for sale and the rest of the businesses want change.

MP commented that the Masterplan needs to ensure that it has considered connectivity with the Canal and the Staveley Waterside scheme. In addition, he highlights concerns that the Masterplan shows in the vision space for a café in the Market Square. He made the point that many of the projects put forward within the Town Deal seem to be including a café and he is concerned re demand for this use and whether all will be viable. He also stressed the importance of car parking and people visiting the Town Centre having clear visibility of the Town Centre and where to park.

SW thanked the Board for their time and urged Board members to engage in consultation and to share it across their networks.

WM commented that he applauded the approach that is being taken to prepare a Masterplan that has a clear vision, rather than rush to get projects developed that may be not what Staveley wants and needs. With regards to the consultation itself he enquired whether the schools will be engaged as part of this process as the young people attending schools are the ones that will be staying and growing in Staveley. IW confirmed that details of the consultation have been shared with all families at Springwell Community College and will be shared by all schools across Staveley by the middle of next week. JR advised that many Chesterfield College students live in Staveley and she would be happy to promote the consultation. She added that she feels it so important that the skills agenda is embedded into the delivery of the Town Deal projects to ensure local people are supported. LW advised that a successful training and skills workshop had been held the previous Monday with all Town Deal projects. A Skills & Employability Framework will be developed for the Town Deal programme. In addition, the annual Chesterfield Skills and Employability Conference will be held in Staveley and it will have a Staveley focus.

#### **b. Barrow Hill Rail Station**

Chris Hegarty from DCC outlined proposals to re-open the Barrow Hill line. He confirmed that the railway line already exists and is in regular use for freight and for passenger trains as a diversionary route. The project that the Town Deal is requested to fund is to support the line being brought back into regular use as a passenger line and it will fund the station being reinstated and enhanced at Barrow Hill beyond the “minimum viable product” that would be provided via Network Rail.

TG enquired about accessibility at the Station. CH advised that as a minimum a ramped bridge would be provided.

CH advised that there are some key risks with the project that the Board needs to aware of. These risks are aligned to the approval of the Restoring your Railway project which is delayed. It is expected that any announcements will be aligned with the Governments Integrated Rail Plan announcements. CH advised that if the funding from Government is not announced by March 22, the Board should formally consider whether to withdraw the project from the



**A place to start,  
to stay, to grow!**

Town Deal process. If the funding is announced, they are on track to provide a full business case by January 2022.

TP asked how much of the £120 million Restoring your Railway fund has been allocated to Barrow Hill. CH advised that the actual cost of the Station won't be known yet but if based on costs of developing a Station at Ilkeston can be used as an illustration this is likely to be in the region of £17/18 million. TP enquired as to whether research has been done on likely usage of the Station? CH confirmed that the Strategic Outline Business Case submitted to Government for the proposed re-opening looked at this. Similar stations achieved circa 100k passenger journeys a year. TP asked if these stations were relatively isolated from Town Centres? CH confirmed that this was the case in terms of examples used.

PM thanked CH for the presentation and highlighted the positives in terms of opening accessibility to education and universities. Local people will have improved accessibility to education via the train.

MP highlighted the need to link the project with Barrow Hill Memorial Hall. She welcomed the possibility of placing a real time departure Board at the Hall as she felt this would have a real impact. CH confirmed that this would be possible.

LS highlighted that the Station would also have the benefit of enhancing accessibility by public transport to other Town Deal projects such as DRIVe and Hartington as well as enhancing rail access to Barrow Hill Engine Shed as a visitor attraction.

IF asked that links be made between this project and other Town Deal projects such as Wheels to Work.

MP asked around the timescales of developing the full business case for Re-opening your Railway within DfT. Will it be approved outright or will there be a requirement to go to another stage of approval? CH advised that there is another stage to get through for final approval but that the DfT is keen to get projects up and running and that they would run the final business case process alongside the approval process to speed things up.

MP stated that this would mean that the Town Deal has an ongoing financial risk aligned to this project in case it doesn't go ahead. He enquired what we would do with the funding if this was the case?

MPh advised that there is an inter-dependency between the Town Deal and the DfT business cases and that Gov is aware of this. However, if the funding is not spent on this project the Town Deal Board will need to determine what it does with the funding. She advised that there is potential to change projects as it would be more complex to add a new project. Funding could be re-allocated to existing projects. LW confirmed that this is being considered by the Town Deal team and a Board paper will be prepared before the end of March 22 and brought to the Board for consideration.



**A place to start,  
to stay, to grow!**

**Action:** LW to prepare a paper on re-allocation of Town Deal funding should projects not go ahead as planned.

TG added that she is engaged in the rail conversation and that she represents Leaders from across the North who are actively pushing Government for an announcement on the Integrated Rail Plan and HS2. She asked MPH whether the message was getting through to Government that the delay is potentially impacting Town Deal project delivery. MPH confirmed that the message had been flagged by the Town Deal team.

### **5) Update from CLGU**

MPH advised that the contract with the Town Deal Delivery Partners ends at the end of November 21. TFDP are currently undertaking some legacy planning and resources will be made available on the Town Deal website. The website will remain live.

MPH confirmed the timescale of the Town Deal delivery to be up to the end of the 2025/26 financial year.

IF thanked MPH for her update and noted that Jade was not in attendance. He wished that the Board formally record thanks for the input of Jade and her team in to the Staveley Town Deal process. IF added that he attends regular Town Deal Chair meetings and he had found the support invaluable.

**Action:** Chair to write a letter of thanks to TFDP team on behalf of the Board.

### **6) Programme update**

LW updated the Board on the progress of the Town Deal programme. She advised that 5% funding has been confirmed and that she is working with CBC Finance and the project sponsors to improve the quality of the information that is being provided. She highlighted that Chesterfield Canal has already provided quality information and that their 5% allocation of funds has been approved.

With regards to business case submissions, Hartington's had been expected but has been delayed by a few weeks. The Business Case for the Construction Skills Hub is expected next week. The second draft of the Staveley Waterside project is also expected next week. A meeting is planned for Monday with Staveley Town Council to review and discuss their Business Case for the Events Space. Barrow Hill Memorial Hall has progressed in recent weeks and consultants have now been appointed to support in the development of their business case. LW advised that whilst there is progress there is still a significant risk that some businesses cases could be late. It would seem appropriate for the Chair to write to all projects to undermine the importance of submitting business cases in a timely fashion.

**Action:** Chair to write to all project sponsors to express the importance of submitting Business Cases on time.



**A place to start,  
to stay, to grow!**

## **7) Communications and Engagement**

IW updated the Board of activity that has been undertaken by the Comms and Engagement Group. He advised that they have met twice since the last meeting (6<sup>th</sup> October and 11<sup>th</sup> November 21). The next meeting is scheduled for 8<sup>th</sup> December 21, in person at Barrow Hill Roundhouse.

The Communications Protocol was produced some time ago and the Group are now focussed on the development of a Consultation Protocol. The Board is asked to approve this at the meeting today.

**Approved:** IF asked the Board to vote to indicate approval of the Consultation Protocol. This was approved via show of hands.

IW highlighted that an Events Calendar has been pulled together for Staveley. This is a live document that will evolve and change as it is kept up to date. He asked the Board to share details of events that they are aware of. Upcoming events where the Town Deal team will have a presence include the upcoming parents evening at Springwell School, the Santa Special cruises at Hollingwood Hub and the Christmas Market at Staveley Hall.

## **8) Any Other Business**

A meeting is scheduled for 26<sup>th</sup> November via Teams to review the Town Deal Board Terms of Reference.

LW has met with colleagues working on the Thriving Communities initiative and it was agreed that the Town Deal would align well. LW will bring a paper to the Board outlining this in more detail.

**Action:** LW to prepare a board paper on Thriving Communities.

LW confirmed that a temporary admin role in the team has been filled. Anna Filip will start work on Monday 15<sup>th</sup> November 2021.

IW provided the Board with an update on the accelerator fund project at Springwell Community College that has been subject to delay. IW advised that progress has now been made with the PFI provider and a purchase order has been placed for the canopy. Works expected to be undertaken soon.

LW advised that the Town Deal has been subject to a full internal audit by Chesterfield Borough Council's internal audit team. The audit has looked at all aspects of the Town Deal process, systems, and procedures. LW reports that the outcome was positive and that it was concluded that the Town Deal was operating its systems and processes to the standard of "substantial assurance", the highest outcome possible from the audit process.

IF asked for an update on whether the external assessors had been appointed to review the business cases. LW confirmed that this was the case. Thomas Lister have been appointed.



**A place to start,  
to stay, to grow!**

**9) Date and Time of Next Meeting**

Special meeting to review Board TOR and its future role on 26 November 2021 via Teams

Normal Board Meetings schedule:

Wednesday 22 December 2021 (2 – 3pm) on MS Teams

Friday 14 January 2022 (10 – 12)

Wednesday 16 February 2022 (10 – 12)

Friday 18 March 2022 (10 – 12)