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## Staveley Town Deal Board

Minutes of the Meeting held on 12th March 2021 (10:00 – 12:00pm)

(Via Microsoft Teams)

### 1. Attendance

<b>Board Members</b>	
Ivan Fomin (Chair)	MSE Hiller
Cllr Tricia Gilby (Vice Chair)	Chesterfield Borough Council
Huw Bowen	Chesterfield Borough Council
Mark Potter	Chesterfield Canal Trust Ltd
Cllr Paul Mann	Staveley Town Council
Mervyn Allcock	Barrow Hill Engine Shed Society
Matthew Winterbottom	Derbyshire Police
Lee Rowley MP	Member of Parliament, North East Derbyshire
Toby Perkins, MP	Member of Parliament, Chesterfield
Ian Wingfield	Springwell Community College
Peter Dewhurst	University of Derby
Julie Richards	Chesterfield College
<b>Observer</b>	
Melanie Phythian (MPh)	Towns Hub Policy Advisor, Cities and Local Growth Unit
ARUP - Town Deal Delivery Partner	Jade Tilley
<b>Officers in support</b>	
Lynda Sharp	Chesterfield Borough Council
Lindsay Wetton	Chesterfield Borough Council
Michael Rich	Chesterfield Borough Council
Allison Westray Chapman	Derbyshire County Council
Mark Evans	Staveley Town Council
Craig Busby	Office of Toby Perkins, MP
George Rogers	Chesterfield Canal Trust Ltd

### 1 Apologies

Neil Johnson	Chesterfield Borough Council
Kara Butler	Derbyshire Police
Cllr Tony King	Derbyshire County Council
Angela Stansfield	Department of Work and Pensions
Sajeeda Rose	D2N2 LEP



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

Ivan welcomed all Board Members and Officers to the meeting. He noted the great news that £25.2m had been allocated to the Staveley Town Deal at Budget.

Project Sponsors, Terry Damms and Simon White were welcomed to the meeting for their presentations.

Apologies were recorded as detailed above.

## **3. Declarations of Interest**

IF asked for all Declarations of Interest. No declarations of interest were reported.

## **4. Minutes of the last meeting held on 12th February 2021 (IF)**

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

## **5. Project Sponsors Presentations**

### **a. Staveley Miners Welfare Football Skills Academy**

Terry Damms, presented details of proposals to improve Staveley Miners Welfare Football Club through funding from Staveley Town Deal. The club has aspirations to create a dedicated sports training and education facility and to invest in car parking. Board members welcomed the presentation.

Tricia Gilby advised that she is aware of the activity SMWFC undertake and how well the Club is regarded locally. She wished to understand the Club's activity in relation to women in football. Terry confirmed that SMWFC has four female teams and that they are committed to developing this further in future years. Improvements undertaken also ensure that the site is more accessible to all.

Cllr Mann indicated that he was supportive of the project. He highlighted that proposals to create a car park may result in the loss of some trees. However, the previous use of the site was allotments and he was therefore of the view that trees would be self-setters rather than trees in need of protecting.

Peter Dewhurst thanked Terry for his presentation and highlighted the positivity of the philosophy behind the proposals. With regards to the trees, he wondered if there would be an opportunity to replace any lost trees on the perimeter of the site. Terry confirmed that he would be liaising with CBC Planning and will consider tree preservation as part of the development of planning applications. He would also consider off setting tree loss through landscaping and planting. He advised that he would be happy to engage a tree specialist.

Mel Phythian said that the Club looked amazing and is clearly an asset for Staveley. She asked about the opportunity to provide outreach/after school provision and holiday clubs and whether any links with local schools have been made. Terry confirmed that he had active links with Inkersall Junior School and that one of his team managers is a PE teacher at Springwell School. He would like to establish further formal links with local schools.



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Ian Wingfield confirmed as Headteacher of Springwell School that he would be happy to engage in the project. He asked for further clarity around the BTEC courses that would be running and the target age group. He advised that he would be happy to support as a pathway for his students. Terry confirmed that they are in discussions with 2 educational providers and finalising their approach. There is an option to subcontract the training or run it directly as a Club.

#### **b. Hartington Industrial Park**

Simon White from Suon Ltd presented details of the Hartington scheme that is seeking funding from the Town Deal. He explained the proposals to invest in infrastructure on site and how this will enable development to come forward that will create circa 750,000 sq. ft of commercial space, supporting the creation of 1500/1700 jobs.

Ivan Fomin asked Simon for confirmation of the lead applicant for the funding. Simon confirmed that it was Tawnywood. He also asked what the Town Deal grant would deliver. Simon advised that the grant would enable some of the site infrastructure costs to be funded which would speed up the development coming forward. Early indications are that the site will require 5 mega watts of electricity to be provided at an estimated cost of £2.5 million from Western Power. It would also support the provision of access bridge to the site for either road traffic and infrastructure or just the latter if an alternative access can be provided off Hall Lane. Ivan was keen to confirm that on completion of the infrastructure works that the site would progress without delay thereafter. Simon confirmed this would be the case and that they are in the process of re-financing other developments in the group's ownership to finance the development. The remediation work has been self-financing as they have been able to sell on aggregates and coal extracted from the site.

Cllr Mann queried the HGV traffic that would seek to access the site and how this fits with the other projects that the Town Deal are seeking to deliver nearby, namely the improvements to the Chesterfield Canal and the Canal Basin. Simon advised that they have been working with Highways for a number of years and that they believe proposals are satisfactory from a planning perspective.

Tricia Gilby highlighted that the two projects that have presented at the meeting today are very different. SMWFC have presented a community project whereby Simon was presenting a more traditional economic regeneration project. She advised that the Hartington site is of regional and national significance and that it features prominently in Chesterfield Local Plan as an employment site. It is key to the ambitions for the £1 billion town on the back of investments such as HS2. She advised that planning for the site has taken into account site traffic and this will be considered again if proposals are submitted to improve access off Hall Lane. She is of the view that it is preferable to have this site brought forward for development rather than sat empty as a former tip. She confirmed that she felt using the Town Deal funding was appropriate for this type of development if it assists the private sector to bring the development forward.

Mark Potter asked if permission is granted for access off Hall Lane if this would sever the railway line at this point. Simon confirmed that Network rail has confirmed that they no longer require the branch line, hence why they are willing to sell. Mark asked whether the bridge planned for the original access could be upgraded to a cycle/pedestrian bridge rather than just for infrastructure servicing. Simon advised that this is what they are considering and will be reflected in discussions with Highways.



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Toby Perkins, MP re-emphasised the points made by Tricia and is supporting of public sector investment in projects of this type if they lead to development coming forward. He added that it would be key for the project to engage with other projects planned for the area so that the success of this project would not be to the detriment of others. Simon confirmed he was happy to liaise with the other projects and highlighted his businesses already active engagement in supporting Chesterfield Canal. He would be happy to further engage with projects and if appropriate review how the scheme could support off site landscaping.

## **6. Town Deal Policy & ARUP Support Update**

MPh congratulated the team on the submission of a strong Town Deal offer. The Staveley Story is live on the Town Deal website. She explained the process for Phase 2. CBC as Accountable Body, has until 24<sup>th</sup> March 2020 to formally accept the Heads of Terms that have been issued. Two months after this date, the Board is required to confirm which projects the Board are wishing to take forward and provide details of the anticipated capital and revenue split. As part of this process, the Board can highlight any projects that they would wish to fast track. The projects need to commence the development of business cases. Mel asked that both Jade and herself be kept engaged in this process. She advised that the Town Deal Board will have an ongoing role in supporting the development of business cases and that there may be a need to revisit the Terms of Reference for the Board. This should also reflect the local assurance process.

The Town Deal Board will be required to approve the submission of a Stage 2 summary document by March 2022 and government will then review all projects prior to funding being released. Payments will be made to the accountable body in annual tranches. There will be a separate process for fast track projects that can start in advance of this process being finalised.

Jade offered her congratulations to the Board, highlighting the amount of hard work that had gone into the submission. She confirmed that she would be attending the meetings scheduled for next week with project sponsors to offer support with the business cases. She also highlighted to the Board the range of support being offered as part of Stage 2 development. It was suggested it would be useful to share the support package information with project sponsors.

**Action: Project Support information to be shared with Board and project sponsors.**

## **7. Preparing for Phase II Process and Heads of Terms**

Michael Rich updated the Board on progress of the Staveley Town Centre Masterplan. The procurement of consultants to support the delivery of the Masterplan has been finalised with BDP/Colliers and Steer appointed. An inception meeting has been held. Wider stakeholders will be engaged in the process in the coming weeks and this engagement is likely to include Board Members. He also highlighted that the progress on the Masterplan will be brought to a future Board meeting as a substantive item.

Michael presented the paper circulated to the Board on preparing for Stage 2 of the Town Deal process. The report covered three main points. The first was in relation the Heads of Terms issued with the Town Deal offer. He advised that this document had been shared with the Board for information but that it should remain a confidential document. The Heads of Terms included some specific programme level conditions relating to governance but also two conditions relating to two



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projects. The Board is asked to endorse the Heads of Terms so that Ivan as Chair and Huw Bowen, representing CBC as Accountable Body can confirm acceptance by the 22<sup>nd</sup> March.

The second area of focus within the paper related to the level of Town Deal funding offered. The £25.2 million is less than the £26.6 million requested in the Investment Plan. This leaves a gap in funding. However, it is not proposed that the Board revisit the projects at this stage and seek to re-allocate funding. Rather, it is suggested that this funding shortfall is dealt with through the business case development process. Some projects may secure additional match funding, seek lower grant following value engineering or fall away as no longer deliverable. Projects will be tested through the business case process to review their tolerance to a funding reduction of 5/10%.

The third element of the report relates to programme management. No additional funding will be made available through the Town Deal process. Additional capacity funding might be secured to support business case development and governance, but this is unlikely to be sufficient and won't be for the long-term management of the Town Deal programme over the next 5 years. The Staveley Town Deal is also unique in that there are 8 project sponsors for the 11 projects. Many other Town Deals have projects that are being managed by the Local Authority. Therefore, it is prudent to invest funding in admin and management of the Town Deal during its delivery phase. CBC has estimated that it will cost approximately £500k over the scheme lifetime. CBC has identified £100k as an additional contribution to the Town Deal and it is suggested that the Board agree a budget of £400k be top sliced from the £25.2 million to support Town Deal management costs. If the Board provide agreement in principle to this request, CBC Cabinet will be able to receive a paper in April to formalise the arrangements moving forward. A further paper will be brought back to the May Board meeting outlining the staffing proposals.

Ivan reviewed the 3 recommendations made in the report and asked the Board to raise hands to approve. The Board approved all three recommendations by majority vote.

Lee Rowley, MP asked for clarity on the future role of the Board and whether key decisions would still come forward to the Board. Michael confirmed that this would be the case and that he is seeking to develop the assurance framework for consideration at the May Board meeting.

Paul Mann asked that if project budgets are to be cut in the future that it is done in full sight of the Board and not behind the scenes. Ivan confirmed that currently £1.8 million short of original budget. It is the intention to deliver all 11 projects. As suggested, changes might be made as business cases are developed and that any recommendations are brought back for the sight of the Board.

Mark Potter asked whether project sponsors should be tasked with finding savings now and highlighted the time lag in securing external funding. Michael Rich acknowledged the timescales to secure external funding, if required but that the process of business case development would already test projects to consider what they would do if a portion of their funding was reduced.



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### **8. Communication & Engagement Plan Progress and Process**

Lindsay Wetton updated the Board on the Communication and Engagement Plan. The work done on comms to date has been highlighted as a positive part of the Staveley TIP submission and it will be important to continue this engagement. Lindsay confirmed that the Town deal website has been updated following the Town Deal announcement and that positive news stories had been in the local press. She updated the Board on the Comms and Engagement Steering Group. Officers from partner organisations are participating in the Steering Group.

### **9. Accelerator Fund Projects update**

LW presented the Accelerator Fund update report. Positive progress is being made on all projects. All projects should deliver by March 21 except for the sports pitches at Springwell School. There has been a delay in getting sign off from the school's and DCC's PFI partner. This is awaited and Ian Wingfield will update the Board on progress. It is hoped that this project will be delivered by Dec 21. If delayed further, it might be out of scope for Town Deal funding. Mel Pythian asked that she be kept informed and that there would be flexibility to extend the project to the end of the 2021/22 financial year. However, the formal paperwork shows end of December 21. This would need formally updating.

### **10. Any Other Business**

No other business was raised at the meeting.

### **11. Date and Time of Next Meeting**

Friday 14 May 2021 (10 – 12)