

Stocksbridge Town Deal Board

DATE AND TIME: Thursday 16th December 2021, 10:00 – 11:00

LOCATION: Miriam Cates Office, Fox Valley Way & via Microsoft Teams

CO-CHAIRS: Miriam Cates
Ian Sanderson (Temporary)

ATTENDEES:

Board members attending:

- • Miriam Cates, MP for Penistone and Stocksbridge (MC)
- • Ian Sanderson, SLR Outlets (IS)
- • Gillian Duckworth, Director of Legal & Governance, SCC (GAD)
- • Graham Silverwood, Stocksbridge Training and Enterprise Partnership & Stocksbridge Community Leisure Centre (GS)
- • Chris Bell, Don Valley Railway Trust (C Bell)
- • John Crawshaw, J W Crawshaw Ltd (JC)
- • Dave Cates, Redemption Media (DC)

Also attending:

- Howard Varns, Programme Manager, SCC (HV)
- Amanda Holmes, Communications Officer, SCC (AH)
- Joy Grant, Project Support Officer, SCC (JCG)

Apologies:

- • Cllr Julie Grocutt, Sheffield City Council and Stocksbridge Town Council
- • Matt Bartle South Yorkshire MCA (Colin Blackburn's replacement)
- • Sam Townsend, Sheffield City Region (Cities and Local Growth Unit)
- • Justin Homer, Area Lead, Sheffield City Region (Cities and Local Growth Unit)
- • Tammy Whitaker, Head of Property, SCC



Minutes

- 1. Item:** Welcome and confirmation of the minutes of the previous meeting and discuss any issues arising Miriam Cates

MC welcomed everyone to the meeting.

HV flagged that the only issue arising from the previous minutes was to clarify that at the previous Board meeting, the recent changes to the membership of the Board were formally accepted and that the updated Scheme of Governance presented to the Board was also approved.

- 2. Item:** Governance Declaration of interest – to declare any interests in items on the agenda - Miriam Cates

GS declared an interest in the Leisure Centre, and hydrotherapy pool.

JC declared an interest in land ownerships.

CBell declared an interest in anything related to his employer, Highways England.

- 3. Item:** Project Updates (See Appendix 1 – Tab 2) Howard Varns

HV screen shared his Project Updates document which was emailed to everyone prior to the meeting.

HV asked Board Members to validate the position as outlined in his presentation so the scheme design can be locked, and so he can bring it back to the Board through the stages over the next 6-8 weeks. This will all help to get those projects ready for submission to the funder with a robust strategy in place in terms of delivery. The design development process can be re-started once funding is confirmed.

MC said that HV's presentation was positive and appreciated the work that he, IS and DC had put in, however, she said that with the volume of information it is important that members have plenty of time to read and digest all relevant papers.

Action: ALL

MC recommended that everyone read the papers and then email JCG to say if they are individually happy to pass each of the projects at risk. Votes and any comments to be received by Noon tomorrow.

Community Hub & Library

- DC raised the proposed strategy for SCC using the building in the interim position and then being able to exit. HV said that SCC could decant at the right time if council services occupied the space in the shorter term.
- DC appreciated the flexibility approach taken by SCC by underwriting the scheme to get it built and suggested there should be a formal agreement in writing.
- HV said that discussions were ongoing about the working with STDB as the advisory Board for the building and running it together to enable the building to be in a sustainable long-term position
- There is the opportunity to develop a model to enable the Board to manage the asset SCC are supportive of a position for the community to own or manage local assets.
- HV suggested setting out the principles in a paper which could be the basis of heads of terms for a report to Co-op Exec in February. The principles agreed with Co-op Exec would then be the platform to move forward but there does need to be more marketing information received to take a commercial view on it and more work needs to be done on the model.
- IS reported that there are currently 107 excess enquiries for the area over and above what is to be let to SCC, some of which are food and beverage or small businesses which is a promising indication of the latent interest in this part of the region.
- JC said that he was comfortable and happy with what has been presented today and outlined that it is important to be realistic about costings against a background of current price rises.
- JC would like a commitment to try and deliver the 30,000 sq. ft version but is of the opinion that car parking needs addressing. If the library was moved to the second floor, then it would make the ground floor more attractive for commercial reasons for letting. HV said that the library service was important to the community and SCC would like to deliver an improved 21st century library for Stocksbridge.
- HV noted that it was IS's suggestion to reuse some of the existing library building which is now the proposed way forward.

Action: HV

IS asked HV to come back to the Board in terms of the usage of the building so board members are comfortable with what is going to be signed off.

Place making

- The community hub scheme would need to be locked to allow the other projects to be further developed as the footprint of the building affects the placemaking scheme.
- It was suggested that the yard to the rear of the former Factory Shop could be utilised for car parking to support the office workers in the new build or the general high street if it were public as well. Public realm will be aimed at linking the back and the front of the high street up to car parks.
- As part of his package of documents, HV produced a commercially sensitive paper which Board members need to be given the time to review in terms of what the direction of travel should be on the shop frontage scheme. The scheme looks to develop a council contracted and steered regeneration of the precinct shop and the factory shop (12/13 shops) and then direct grants against the specification for the remaining retail outlets on Manchester Road . The figure with contingencies is £1.7/£1.8m but needs testing. This will come from the place making budget which is why the value engineering on the community hub building and the interaction of that on the other high street projects is key Following a discussion on HV's presentation, the following key points were made:
 - It could be a 100% grant scheme, with a minimum of 90% of shops taking it up (% to be discretionary subject to rules around it and the case for a radical change to the high street). Ideally, it should be pitched at the 90% threshold or it is not done, considering the bounds of what is reasonable and gives flexibility.
 - Modelling would be based on the London Road scheme and any other national precedents would also be explored
 - GAD flagged that the whole purpose of regeneration is to improve the area which can also improve rents. Any regeneration scheme would have some positive effect on the values in the scheme and that it should not be made more complex and more costly for shop owners.
 - HV highlighted that each shop is a bit different and a proper survey needs to be done to then develop 2 or 3 options from the architect, the grant would be given based on those being selected and agreed.
 - MC suggested that the above points be given further discussion at a future meeting as the shop front scheme is an important element of the Manchester Rd regeneration.

Actions: HV/IS

HV/IS to pick up the discussion on the shop front scheme in a separate meeting

Sports Hub – RAG rating Amber

Further to the recommendations outlined in paragraph 1.3 of HV's paper:

- The warning flag is amber because of the need to resolve issues in terms of the final designs to the two built projects and their costs
- The key thing with the 3G pitch is that the proposed location needs supply roads leading to this part of the town during the construction period.
- GS agreed that the alternative proposed location for the 3G pitch was more than acceptable. The cost was spiralling for the upper platform location, not for the pitch but for the associated works and access during construction
- GS has talked to James Barnes and other Officers about moving the location to the old football pitch on Oxley Park which the club used to play on. It would be a better location and hopefully provide some resolution in terms of car parking.
- The cricket/sports pavilion will be used by junior footballers as well and that is close to a mutually agreeable design in budget.
- AH had some drawings and plans for the project she could circulate and said that there is another planned consultation session in early January which focusses on the residents closest to the proposed new location of the 3G pitch.

Oxley Park

Further to the recommendations outlined in paragraph 1.3 of HV's paper:

- The main issue is regarding anti-social behaviour but Officers will liaise with residents and other stakeholders carefully. Bringing the 3G pitch next to the skatepark creates legitimate activity in this area and mitigates some of the concerns people have about anti-social behaviour in what is currently a dark and remote park of the park. If light pollution and noise are managed, it is a positive intervention for both Oxley Park and the Sports Hub.

Active Travel

Further to the recommendations outlined in paragraph 1.3 of HV's paper:

- Currently, there is a reasonable underspend on this project.
- Work still needs to be done on what the cycle hire scheme will be. Initial conversations with both cycle shops are ongoing to achieve the cycle hire outcomes.
- The aspiration is to do electric bikes, last mile and delivery services.
- CBell reported that in terms of the trails there is some uncertainty with the confirmed plans for the YW section at Underbank and feedback is awaited from them.

- HV to speak to Greg Challis about getting an update from YW but was confident that there would be a commitment from them.
- HV highlighted that in terms of the underspend, the output and specifications of the Board are being delivered within that budget. There is no certainty that the money cannot be deployed in other areas as the Board needs the flexibility and freedom to line all those options up and deploy the right amount of money to deliver the outputs of each project. It would be sensible and helpful to be mindful of contingencies in terms of the shop frontage grants and the community hub. The budget needs to be flexible at this stage until there is more visibility across the programme and then it will go back to the Board for them to review.
- HV outlined that revenue funding is 10% of the projects, and currently stands at 9% across the programme but that could reduce.

Action: MC

MC to write and ask the Minister if any underspend in the programme could potentially be used to assist a community interest vehicle with the managing of lettings or operational risks on any of the assets. .

Hydrotherapy Pool – RAG rating is Red

Further to the recommendations outlined in paragraph 1.3 of HV's paper:

- HV reported a significant scope creep and has spoken to GS and team about coming back with an option that is fundable.
- GS's strategy is to deliver the ambition in sections in a modular type of way and then bring in other funding streams.
- GS highlighted that there is no other hydrotherapy provision in the whole of South Yorkshire which is comparable to what is being proposed.
- GS is looking at other funding and awaiting information from the QS and the Architect.

Rivers

Further to the recommendations outlined in paragraph 1.3 of HV's paper, HV reported that everything is fine on the rivers project.

Buses

Further to the recommendations outlined in paragraph 1.3 of HV's paper:

- HV has received prices from Sheffield Community Transport (SCT) so there is enough interest for a viable tender.
- Costs are not meeting the current budget so a review of scope and capacity across the programme is required.

- The strategy is for HV and Greg Challis to have pre-tender discussions with each of the operators individually to look at the funding there is and what can be done.
- It is anticipated that the bus service will be up and running inside of 4 months. HV confirmed that a spring start is potentially achievable, subject to pre-tender discussions which should be reasonably straightforward.

Post 16 Hub – RAG rating Red

Further to the recommendations outlined in paragraph 1.3 of HV's paper:

- HV flagged that this project is flashing red and he was concerned about the viable delivery of the Post 16 Hub
- There is a strategy in place to collect data about demographics, and housing growth information to be collated and sent to Bev Matthews, the CEO of the Academy Trust. BM's colleagues are also writing a commercial case for courses and what the operating costs would be for a Post 16 facility at SHS and this will be presented in a Board paper which will be presented towards the end of January.
- This project will go to the RSC in March as a key project which needs to be delivered but it is down to the commitment of the Academy Trust.
- The money could be utilised in a different way e.g. deliver Post 16 or adult education in the community hub.
- DC highlighted that the Board at Minerva Trust gave the green light in principle at bid stage, the RSC and the Secretary of State had also backed it. The problem is the Multi Academy Trust still has not finished its business case to show how many school pupils will come over into the Academy in the next 3-5 years so that they can model what the costs are.
- Initial feedback from SCC's website is that from 140 replies, 75% are in favour.
- DC reported that SHS is also doing survey work in school with the pupils for Y7-Y9. DC & AH are going into school to do an assembly in early January to help raise the aspiration.
- It will take a few weeks to get a business case together for BM to present to her Board. The Academy's Board supports the project but do not want to lose reputation and end up underwriting it if there is not demand for it.

4. Item: Finance Update (See Appendix 1 - Tab3) Howard Varns

As per HV's document – see Appendix 1 (Tab 3) which was emailed to everyone prior to the meeting.

- HV reported that the headlines were a spend of £222k to date (of which £145k is aborted costs due to redesign costs). Some abortive costs have been spent on developing an earlier more ambitious project

which for various reasons has not been taken forward but this vision remains as a masterplan and the Board has taken the responsible correct route in looking at other options.

- On the consultation there have been significant savings because everything was done in-house.
- HV flagged that in terms of the abortive costs that this represented 1% of the programme value so far on aborted optioneering. The abortive costs are a consequence of various decision and approaches and the Board has had a unique situation with the drive and way of working of the previous Chair and that is part of the reason for the current situation.
- The optioneering will provide a much better scheme which has adapted and responded to the consultation across the board.
- HV reported that project costs are now coming back in and he now has to undertake some re-profiling work next week with Sam Townsend to go through the reasons for change and then will bring it back to Board in January.

Action: AH

AH to draft a comms statement on the current project finances.

5. Item: Business Case Deadlines

Further to the illustrations outlined in paragraph 3.4 of HV's paper the key points from the discussion which followed were:

- HV presented his proposal to push the whole programme to August.
- HV was concerned re the mechanisms and sign off within the Council due to the elections in May. Everything needs to go through a 4–5-week authorisation process within the Council before it goes to government.
- HV suggested deciding now to move funding between projects and then start working on the business case the alternative is to wait until there is a better understanding on the shape of each project to then be a position to make a live decision because that gives options and is the best programming position to be in.
- CBell said that in terms of the trails project, there is still some uncertainty with the bike hub and community cycles. The trails project is well supported across the political parties.
- IS suggested that another way to solve this is to just move the timescale around and then double the resolve to get it done by the end of March or middle of April before the SCC committee system changes.
- IS suggested keeping submission dates as proposed but then adding another layer of 'when it is finished dates' which could be set at mid-April and would provide some timing comfort until August if needed.

- MC recommended that except for the Post 16 Hub it is best to keep the other projects together because it gives more flexibility on overspend/underspend.
- HV suggested that the RSC Board is a key date and that the Post 16 hub should be on the forward plan for March.
- GAD agreed with IS that there is an absolute deadline which is given to government to provide maximum flexibility but that a much tighter timescale is agreed internally which should align with getting sign off from Co-op Executive prior to May.

Action: HV & JCG

JCG to email everybody re the recommendations for each project outlined in HV's paper and asking them to vote with a Yes or No by 12 Noon tomorrow.

HV to see if the pre-app can be fast tracked for the community hub to achieve a 2 week turn round rather than 6 weeks.

6. Item: Board Nominations Howard Varns/Amanda Holmes

In addition to the update outlined in HV's paper, he added that there had been four expressions of interest to date. HV asked Board members to think about any other local people who might add some value, with the new Board members being in place to help with the delivery phase.

7. Item: - Communications Update Amanda Holmes

- AH reported that the school survey was now up and running and asked if anyone involved in the local schools could help to promote this.
- AH reported that the school survey is on page 3 of Look Local and has been put out on all the social media channels and on the e-newsletter.
- Andy Ireland has sent letters to all the feeder schools as a call for action for people to fight for their 6th Form.
- The Council are also using their channels.
- DC said Andy Ireland, the headteacher, has had some brilliant feedback from the students who will need to commit that they are going to come to the 6th Form.
- AH was keen to get some comms out about the Manchester Road changes as she had a really good story to tell as people were listened to at the consultation and it came back loud and clear that people wanted something doing with the precinct.

8. Item: Shop Front Scheme

HV

- HV outlined that on the shop frontage there needs to be more stability before approaching property owners and suggested that JC brokers a meeting with his contacts across the high street to present the scheme as he is best positioned to be a barometer on those people and how to communicate.
- HV asked for comments and queries from Board so he understands what the specification is from the Board and he can stress test this with colleagues from legal, Capital Delivery Service, commercial, and procurement.
- IS highlighted that the danger is that the shop front comms is ready to go out before the revised hub building comms are ready. HV said it would be good to go together as a cohesive package which covers all aspects of the Manchester Rd regeneration. Land Assembly – CPO Resolution.
- GAD reported that the plan is to go to Co-op Executive in February with a report which will give authority by agreement and if that is not possible the use of a CPO. The only way forward on this is where there is an actual scheme and one that would be seeking planning permission.
- GAD said that there would be some consultation in the new year around the options and sites for the new local plan and so that would be the perfect opportunity for the Board to put in some representation about what should be in the local plan for Stocksbridge. That would then go into a tested process which would take a couple of years to complete.
- The Board needs to be working with the Town Council if it wants to do something more specific for Stocksbridge from a master planning sense about getting a neighbourhood plan as this ultimately gives more control about what happens in the area.
- AH highlighted that the Town Council did set off down the route of a neighbourhood plan a few years ago but she was not sure where things were so she will have a catch up with them because it would be a nice solution to reinvigorate the neighbourhood plan and build some of those longer-term aspirations with it.
- DC added that if it cannot be done through a CPO process then at least the masterplan can be ringfenced as the direction of travel the town wants its real estate around the High Street and which can be moved into the longer-term plan.
- HV reported that there was a revision of MD's visionary document due to recent changes and this could be facilitated through Matt at Coda to reflect the aspiration for the High Street. Councillor Grocutt could then take it to the Town Council to start to formalise it there.

- IS highlighted that there is a separate leisure fund announced by government. A masterplan would be required to give credibility to the bid and show how it works and why it is needed.
- HV said that subject to the approval on the scheme by all Board members tomorrow then SCC's legal officers will start exploratory talks with the landowners.
- HV said agreement in principle from the Board would be needed first once the result of tomorrow's vote is known. Next, CODA and RLB need to sit down and complete the value engineering process.
- More engagement needs to take place with property owners such as St Luke's. A view needs to be taken on the mechanism and the depth and width and scope of the shop frontage scheme.
- Greg Challis to report back in January regarding a different type of placemaking project.

Action: ALL & HV

AH asked if anyone from the Board would like to join her at the next Town Council meeting in January or February where she will update them on the outcome of the consultation.

HV to ask Matt at Coda for the most recent masterplan adding in the aspirations.

9. **Item:** AOB

ALL

None for this meeting.

10. **Item:** Date of Next Meeting: Thursday 10 February 2022, 13:00 -14:30hrs