

Stocksbridge Town Deal Board

DATE AND TIME: Thursday 26th May 2022, 11:00 – 12:30

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

ATTENDEES:

Board members attending:

- • Miriam Cates, MP for Penistone and Stocksbridge – Co Chair (MC)
- • Ian Sanderson, SLR Outlets – Temporary Co-Chair (IS)
- • Julie Grocutt, Deputy Leader, SCC (JG)
- • Gillian Duckworth, Director of Legal & Governance, SCC (GAD)
- • Dave Cates, Redemption Media (DC)
- • Graham Silverwood, STEP & SCLC (GS)
- • John Crawshaw, J W Crawshaw Ltd (JC)
- • Neil Curtis, Community Representative

Also attending:

- Howard Varns, Senior Programme Manager, SCC (HV)
- Amanda Holmes, Communications Officer, SCC (AH)
- Sam Townsend, Sheffield City Region (Cities and Local Growth) (STo)
- Joy Grant, Project Support Officer, SCC (JCG)

Apologies:

- • Matt Bartle, South Yorkshire MCA
- • Chris Bell, Don Valley Railway Trust
- • Yuri Matischen, MD, MLSBG

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 and brief introductions were made.

Minutes of the Previous Meeting:

Bus Service - HV outlined that in terms of the deliverability and structure of the proposal made around the bus service, they have engaged with the operator and are confident that the service can be changed to deliver the same outcome so that unlocks the revenue funding.

Junction layout on Manchester Road – HV outlined that the junction layout on Manchester Road was not within scope, not towns fund appropriate and there was no way of doing this in terms of budgetary concerns.

- 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 Manchester Road and land ownerships.

JG declared an interest in transport and planning as the co-chair of Transport Planning and Regeneration.

- 3. Item: Programme's Financial Re-profile** Howard Varns

HV reported that:

- All contracts need to be sequenced which will require a lot of external support and could be costly.
- In terms of spend profile, the process is nearly finalised to put forward a better projection of what will be spent when and he will agree this with STo.
- STo added that because of the changes that have happened within this programme it made sense to look at the whole profile again and do these changes now. STo to work with HV to confirm the changes.

Re-profile

- HV advised that there should be no further changes or movement. There may be the opportunity to do that when the funding is in to re-open up and specify things again. If there are no more changes the Project Managers can get on with drafting the business cases ready for submission to STo. HV added that STo is gearing up assessors hopefully for a quick turn round time.

4. Item: Project and Business Case Status

Howard Varns



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per_%2026%20May%

- See HV's paper (embedded above) and Appendix 2 which were emailed to everyone prior to the meeting.

HV reported:

- We are in an advantageous position in terms of drafting the documents that require approval.
- Work had not yet started on the ones highlighted in red. There is a 5/6-week period to draft a document and then go through the approval process which is covered under Item 6.

Place making – project status remains at amber

See HV's paper paragraphs 2.2.1 to 2.2.5.

HV flagged that he is concerned about the placemaking in terms of there being some movement there and things he has not got full visibility on. IS suggested using the expertise round the table to get the costs down.

Key comments on HV's paper were:

- HV reported that is some work to do on the placemaking project, the surveying had been done on the shop frontage scheme but there are still some unknowns.
- **Costs** - HV is getting costs back on the highway and awaiting final committed sums.
- **Displaced landowners** - The factory shop is an important building and it is important that displaced landowners know it could be a good relocation option. DA is engaging with displaced landowners re the final figure and there is a process externally to sort this and by the middle of June there will be more certainty either way.
- **Pavement Space** - In terms of the place making in front of the precinct IS suggested outside seating to create a café culture with a legal licence granted on the land that SCC owns. HV added that surveys have just happened and it would be useful for STDB to have tighter review of this because costs are going to swing. IS suggested that the cost burden could be transferred to the tenants because it would become their extended demise to look after that pavement space.

Community Hub & Library – project status remains at amber

See paragraph's 2.1.1. to 2.1.7 of HV's paper

Community Hub

HV outlined that the intention now that the community hub building is restructured is that it will start fully occupied. The funding is now structured in a way that they have 2 years for the concept of an education hub and a managed workspace hub to become established

- They now have confidence in terms of building operating costs and the business rates liability.
- The first floor would be let via a service contract via SCC for 2 years and a managed workspace and FM provider such as Sheff Tech Parks for example who would take occupation of that building which would be paid for via a council contract using STF money and they would develop the offer there and pay for that.
- There are some assumptions he has benchmarked but he believes that there is the capacity and budget to do that.

Market Report

Edison's are in discussions to understand the market and offer.

- **Sub-Group of the Board** - HV suggested that it would be useful once the Edison's draft report is available to set up a sub-group of the Board to filter ideas in. It was critical for the Council and the Board to understand market conditions now that there is an occupier and a 2-year run up to prove the concepts and do some more targeted marketing.

Land acquisition

see HV's paper.

- HV outlined that there is the opportunity to receive more initial funding from the MCA.
- HV had discussions with MB and they are getting the strategic business case into MCA in 2.5 weeks so it is in their programme for 14 June and HV will be asking for £3 m which will create £2m additional funding to deliver the associated ancillary works to Manchester Road. This could create some headroom and release potential pressure on the highways works, the shop frontage and the placemaking schemes and may provide further options for commissioning car parking.

Planning related matters

- HV addressed IS's concerns about planning related matters by outlining that it would be a similar period to the hydrotherapy pool. The community hub might be a bit longer because there is another level of detail -involved in terms of the design and cost work and drawings etc.

Sports Hub – RAG rating remains at Amber

- See paragraphs 2.3.1 to 2.3.3 In addition to what was outlined in HV's paper the following comments were made:
- The leisure centre and team have undertaken a really comprehensive task on what they plan to do and how the facility will run an operate, this is a well-structured project. HV has a few concerns over carrying enough contingency. A council officer is to be engaged to compile the information.
- CH of Amion to be involved for the CBA part of submission to STo and team on some of the projects.

Football hub - RAG rating Amber

- JG said they are happy about getting the money and the project is what they need. IS suggested a press release on this project.

Cricket Pavilion

- GS reported that they are totally committed and enthusiastic about this project. MC suggested a press release on this project.

Oxley Park

- As outlined in HV's paper paragraphs 2.4.1 – 2.4.2.

Active Travel – Trails

- As outlined in HV's paper paragraphs 2.5.1 – 2.5.3.

Hydrotherapy Pool – moved from red to amber

- In addition to what was outlined in paragraphs 2.6.1 - 2.6.3 of his paper, HV reported that they will seek to tender in October and on the scale of the hydrotherapy project will require the specification and contract to be ready to go so that would be straight away. It would take 2 months to get a tender out and allow the opportunity to review, analyse the tender, award the contract, mobilise through January followed by first invoices and activities. During February and March there will be pressures to show spend before the end of the fiscal year.

Rivers

- Update as outlined in HV's paper paragraphs 2.7.1-2.7.2. The focus is on ecology, the course of the river, and the bridge structural survey to see if it can be repaired or should be removed. HV meeting with TN on Monday to agree the scope.

Action: HV

Following his meeting with TN, HV is to produce a Cost Benefit Analysis by the middle of next week

Bus Service - RAG rating red because it is a brand-new capital project

- HV reported that they are going to transact via a grant There are still issues regarding the subsidy control but confident these can be overcome.
- **Revenue** - HV confirmed that the juggling of revenue would stand up to scrutiny because SCC has to produce proposals and there is a competitive process that the PTE needs to go through with STDB.
- HV has extensively assessed there is an appetite and the operator is interested and has a particularly good understanding of what will be required.
- **PR** - IS suggested starting a PR machine about what is coming to start the build up to it which will help with the demand and the business case.
- GAD confirmed that she was comfortable with HV's approach and that he had been collaborating with her team of lawyers to make sure that SCC are comfortable with the proposal if the market is interested in doing it that way.
- **Assets** - Contractually, it is not clear what the funding conditions are so SCC needs to cover all bases to have levers just in case there is exposure in order to justify assets with Audit e.g. if it is not viable or the operator does not want to run the service anymore then there needs to be a mechanism to reclaim those assets.
- HV said as the bus service did not involve bricks and mortar then so long as there is confirmation in September then we have got to run the call for the proposals for the grant. There needs to be a period of time to receive proposals, agree the funding agreement but that will be part of the corporate proposals.
- **Contract Award** - It should take a matter of weeks to award the contract, so early November.
- **Order for Kits** - An order needs to be put in for the kits and the buses which is supply chain led and the operation of that will be dependent on when the buses, IT kit and when the actual operator is ready to mobilise.
- The buses do not need to be new as we are just asking for a service that is fit for purpose.

Post 16 Education and Skills -. In addition to paragraphs 2.9.1-2.9.3 of his paper, HV reported that:

- We are looking to provide a grant to Northern College on a similar basis as to the bus service and he was confident that NC would produce an attractive and beneficial offer.

5. Item: Approval Process

Howard Varns

See paragraphs 3.1.1 to 3.1.5 of HV's paper.

- STo outlined that they are running the payment runs in batches and 19 July run will trigger the earlier payment in September. The next payment run will be in December. HV added that there is a complete willingness and appetite from Senior Officers led by GAD to move the projects forwards and discussions are ongoing with legal and finance to make sure everyone is confident in the delivery path.
- IS suggested that it is submitted 2/3 weeks early rather than leaving it until the deadline.

Committee System and Sign Off

HV outlined that he will engage throughout June and ask people up to Stocksbridge and added that there is a theoretical risk but no practical risk that the committee will turn it down if there is no burden or risk on the Council.

Approval

- HV added that there is already approval to develop these projects to business case stage and we do not need approval to submit. SCC does need authority to accept funding and to deploy the funding.

Member Briefings

JG outlined that they have had meetings with Members previously and they were all impressed with the projects and the work that is ongoing. HV has briefed Members at the various stages and they were all pleased for this to proceed.

Funding Agreement

- HV flagged further discussions need to take place on the question of the degree of comfort with each project which relates to the degree of theoretical exposure rather than the signed funding agreement.
- HV added that there will be a funding agreement which will stipulate what needs to be delivered for the funding investment. This will then have to be signed off and then anything project specific will be put into each contract e.g. the bus service. STo added that there is a draft which would simply be an agreement.
- GAD highlighted that the government gives us a grant based on the terms and conditions contained so we have little say on what we can agree to or not. They usually follow a standard format that we will just have to work through it and it will outline what requirements are to be adhered to.

Heads of Terms

- HV said that we will sign the heads of terms based on outputs and he and STo were comfortable that there will be no issue with that and we will just need to do some analysis on that but he is not expecting any problems. The business case will contain what we are going to spend the money on and they will hold us to that.

6. Item: Finance Update

Howard Varns

- As outlined in HV's paper which was emailed to everyone prior to the meeting.

7. Item: Communications and Consultation Update

Amanda Holmes

Comms Strategy

- Last August, AH produced a comms strategy which has been fulfilled so she is now working on a fresh comms strategy which will take us into the active projects.

Submission

- There are nice opportunities around the submission to capitalise on approval and the start on site. As soon as dates are known AH will put together a schedule of what is happening when and make sure we are really benefitting and get some photo opportunities.

Disruption

- AH is keen to keep an eye on the disruption on the Hight Street and keeping those businesses close. MC highlighted that effective communication with key dates and having a plan in place for certain shops so that people get what they are expecting. AH will build that into the next phase of the comms plan and notify each business of this so they will get comms about what is going to affect the area outside their premises.

Co-ordination

HV outlined that they are looking for one Contractor and one Contract Manager (effectively RLB) in terms of co-ordination. HV added that the car parks and shop frontage on the precinct will be outside the main contractor for everything else. RLB will be coordinating it so one of their chief responsibilities will be to make sure that all the shops are disrupted as little as possible. HV added that SCC cannot waive business rates but they might be able through this funding turn it round which would be helpful and useful to mitigate disruption.

JC flagged that building projects are rarely delivered on time. HV added that there are some big compensation clauses in there so they will be motivated and there are balances and calibrations all across this.

8. Item: Levelling Up Funding – Round 2

Howard Varns

In addition to what was outlined in his paper, HV reported that GAD has had conversations with one of our Exec Director in terms of the current position regarding the submissions the Council is going to make for this. They are really lobbying for Stocksbridge. HV has been through the webinar and had various discussions with STo.

Additional Parking Land

- IS suggested that there should be a back-up plan re land. MC said that the problem is that there is no-one to negotiate with but she would be keeping a close eye on the process. Further discussions about the additional parking land to take place offline.

LUF2 List

- HV advised that if we are going for LUF2 we need to create a list.
- GAD added that there are a number of projects being proposed to be put forward for LUF2 but part of the criteria that is going to be what decides it is the fact that money must be spent by the end of this fiscal year.
- There are a number of proposals being put forward and it is being reviewed by the Council's Strategic Leadership Board because it has that level of visibility and it is really important. GAD and JG will keep advocating for Stocksbridge.
- MC suggested an email conversation with some ideas on a round robin.

9. Item: AOB

All

Parking on the Co-op site

- JC reminded HV that he was going to look into parking on the Co-op site. HV said it was something he would like to explore but not yet as he was a bit nervous about where we are with the place making budget and he would have to substantiate any works there. It is outside scope for now but there is the potential to remove the recycling area to create another thirty spaces but anything beyond that is outside scope.
- The MCA funding could do some new bits and help with any inflationary shock.

10. Item: Date of Next Meeting: Thursday 30th June 2022, 09:30-11:00hrs