

# WHITBY TOWN DEAL BOARD

THURSDAY 29<sup>TH</sup> APRIL 2021

10AM VIA ZOOM VIDEO CONFERENCE

## MINUTES

### IN ATTENDANCE

<b>CHAIR</b> Gareth Edmunds <b>GE</b> Anglo American	Marc Cole <b>MC</b> SBC
Mike Greene <b>MG</b> SBC	Michael King <b>MK</b> WTC
Robert Goodwill MP <b>RG</b>	Richard Marr <b>RM</b> NYCC
Rosemary DuRose <b>RDR</b> Beyond Housing	Liz Small <b>LS</b> NYCC
John Field <b>JFi</b> Whitby Civic Society	Cllr Linda Wild, <b>LW</b> WTC
James Farrar <b>JF</b> YNYER LEP	Matt Joseph <b>MJ</b> SBC
Alex Richards <b>AR</b> SBC	Ed Asquith <b>EA</b> Four Tigers Media
Chris Burrows <b>CB</b> SBC	Helen Jackson HJ SBC
Mel Bonney-Kane <b>MBK</b> CaVCA	Kerry Levitt <b>KLV</b> MINUTES SBC
Paul Fellows <b>PF</b> NYMNPA	Lisa Quinn <b>LQ</b> Towns Fund Delivery Partner

### 1. APOLOGIES

- Karl Battersby | NYCC
- Richard Flinton | NYCC
- Tricia Kane | MHCLG
- Clare Harrigan | Beyond Housing
- Cllr Steve Siddons | SBC

## **2. MINUTES OF LAST MEETING & MATTERS ARISING**

- 2.1 Minutes of the meeting held on Friday 19<sup>th</sup> March 2021 agreed as a true record.
- 2.2 No matters arising.

## **3. TOWNS FUND PROJECT PRIORITISATION**

- 3.1 HJ gave a presentation on the process Scarborough Borough Council went through to assess the projects.
- 3.2 All projects went through the Council's project assurance processes with assessment by the Council's regeneration, legal, finance and estates teams to ensure they were deliverable and affordable in light of the reduced funding offer. Independent assistance was also provided by the LEP looking at the management and commercial cases.
- 3.3 A summary document, circulated prior to the meeting, was prepared grouping the projects into three categories based on the outcome of the assessments:
  - Recommended for inclusion at Stage 2
    - Whitby Maritime Training Hub
    - Carbon Neutral Village - Broomfields Farm
    - Part Pedestrianisation of Whitby Riverside and associated cycling infrastructure to Mayfield.
  - Recommended for consideration to include at Stage 2
    - Old Town Hall & Market Place Whitby
    - Eastside Wellbeing Centre
    - Whitby Wayfinding and Gamification
    - Whitby Wild Eye – nature and arts tourism
  - Recommended for reallocation
    - Flowergate Innovation Hub
    - Pannett Art Gallery Extension
- 3.4 GE went on to set the context of the Town Investment Plan and the objectives and challenges contained within. A decision on the projects to take forward needs to be taken from a strategic view and it was hoped a consensus would be reached.
- 3.5 MK felt the project summaries presented were not rigorous enough to make an informed decision and would have preferred to see something numerable to compare against the 5 business cases.

3.6 The Board held a discussion around each of the projects.

3.6.1 Whitby Maritime Training Hub (WMTH)

The Board agreed that the WMTH was a transformational project that aligned highly with the TIP objectives. The following points were noted;

- Governance must be in place
- A reputable partner must be secured to manage the new facility
- Potential unintended consequences on existing training and education providers must be considered and addressed

**The Board agreed the Whitby Maritime Training Hub should be recommended for inclusion to Stage 2.**

3.6.2 Part Pedestrianisation of Whitby Riverside and associated cycling infrastructure to Mayfield

The current trial of the scheme has not been well received to date. There are a number of issues on the ground which need addressing. Better 'mock ups' of the proposal are needed so the public can see what it would like with proper signage in place. RM acknowledged there had been issues which the team are working through. Over 100 responses have been received from the public so far which will be analysed and fed back to the Board. It was acknowledged that the bridge will need to close more and more during the summer.

WTC opposed the recommendation to include the scheme for progression to Stage 2 and queried if the scheme could be delivered within existing NYCC budgets or from other grant sources. RM clarified that NYCC don't have any budget to make improvements to the area and is not aware of any potential funding streams at present.

RG proposed the Board vote on the recommendation to include the Part Pedestrianisation of Whitby Riverside and associated cycling infrastructure to Mayfield for progression to Stage 2. JF seconded the motion.

Board members who voted in favour of recommending the Part Pedestrianisation of Whitby Riverside and associated cycling infrastructure to Mayfield for inclusion to progress to Stage 2: BH, CB, JF, RG and MG.

Board members who voted against recommending the Part Pedestrianisation of Whitby Riverside and associated cycling infrastructure to Mayfield for inclusion to progress to Stage 2: MK, LW, MBK.

Board members who abstained from the vote: PF, RDR, JFi.

**The motion was passed and the Part Pedestrianisation of Whitby Riverside and associated cycling infrastructure to Mayfield will be recommended for inclusion to progress to Stage 2.**

### 3.6.3 Carbon Neutral Village: Broomfield Farm

The Board raised concern about providing public money for a private development and how it could be ensured that the developers would deliver on the promises that the homes will be sold as principle residences for local people and not sold as 2<sup>nd</sup> homes or holiday lets. MG advised SBC are currently looking at what powers it has around 2<sup>nd</sup> homes and the legal team will work to build a clause into the 3<sup>rd</sup> party grant agreement with the developers for the Towns Fund funding .

It was noted that the Town Deal was providing funding for the additional elements of the homes to make them carbon neutral and without this funding the development would be a standard housing development.

MK requested why the scheme had been reduced by 6houses and how it can be assured the scheme won't reduce further. HJ clarified that the 60homes originally quoted were an estimate and now that the plans have been drawn up, only 54 homes will fit within the area available. If the scheme was to reduce further, it would come back to the Board to take a further view.

MK proposed the Board vote on the recommendation to include the Carbon Neutral Village: Broomfield Farm for progression to Stage 2.

Board members who voted in favour of the recommendation to include Carbon Neutral Village: Broomfield Farm for progression to Stage 2: MBK, BH, JF, CB, RDR, RG

Board Members who voted against the recommendation to include Carbon Neutral Village: Broomfield Farm for progression to Stage 2: MK, LW

Board members who abstained from the vote: PF, JFi, MG.

**The motion was passed and the Carbon Neutral Village: Broomfield Farm will be recommended for inclusion to progress to Stage 2.**

### 3.6.4 Whitby Wild Eye

The Board raised concern that although this project was deliverable within the timescales, it did not have public support within Whitby and it would receive a lot of negativity if it was recommended for progression to Stage 2.

**The Board agreed that Whitby Wild Eye would not be recommended for progression to Stage 2.**

### 3.6.5 Flowergate Innovation Hub

**The Board agreed with the recommendation to not include the Flowergate Innovation Hub for progression to Stage 2.**

### 3.6.6 Pannett Art Gallery Extension

This project aligned strongly with the TIP priorities and the Board questioned why it was recommended for reallocation. The Borough Council's assessment team felt there was a risk it would not be delivered within the timescales of the Towns Fund and given the reduction in funding available, it was not affordable.

The Board agreed it was a very good project and voiced strong support. However, it was noted that if it was included it would be at the detriment of other projects such as the Old Town Hall and Eastside Wellbeing Centre.

MG offered the Pannett Art Gallery project delivery team development support from SBC to continue to develop and work up the project so it was in a position to be able to access alternative funding streams. MBK also offered the services of CAVCA and JFi also offered support to develop.

As the sponsoring body for the project, WTC expressed disappointment that it was not recommended for inclusion to Stage 2 but agreed to withdraw the Pannett Art Gallery project from the selection process on the basis of affordability.

**Pannett Art Gallery Extension will not be recommended for inclusion to progress to Stage 2.**

### 3.6.7 Old Town Hall & Market Place Whitby

There was good support from the Board for this project. It was felt the project contributed more to the TIP than identified in the summary and it was not an option to not take the opportunity to secure the future of the building.

Concerns have been raised by the public with the proposals to alter the Market Place in front of the Town Hall. LW advised that the plans are in early development and no decisions have been made yet and will be done so through engagement with stakeholders and the public.

**The Board agreed that the Old Town Hall & Market Place would be recommended for inclusion to progress to Stage 2.**

### 3.6.8 Eastside Wellbeing Centre

The project has removed the element to provide environmental improvements to the Calla Beck area and will be concentrating on providing wellbeing benefits and opportunities to access services for the community.

The Board were supportive of the project and felt that it was the chance to deliver something in the heart of the community and balance out the other activity.

**The Board agreed that the Eastside Wellbeing Centre would be recommended for inclusion to progress to Stage 2.**

### 3.6.9 Whitby Wi-Fi and Wayfinding

JF asked for clarification on the Wi-Fi element of the project because the LEP and NYCC are investing in public Wi-Fi in Whitby. AR confirmed that the Wi-Fi referred to is the infrastructure been delivered by the LEP/NYCC and the Towns Fund 'ask' is to cover the wayfinding infrastructure.

MK felt that this project was not a core element of the TIP and queried if it could be funded through the Welcome Back fund. MG advised that it could not be funded through this fund.

**The Board agreed that due to funding still been available within the pot after the allocation of the other projects, Whitby Wayfinding would be recommended for inclusion to progress to Stage 2.**

## 6. AOB

No other business.

## 7. DATE OF NEXT MEETING

- Wednesday 19<sup>th</sup> May 2021 @ 2pm