

Morley Town Deal Board

Minutes

Tuesday 12 January 2021

16:00 – 18:00

Zoom Meeting

Attendees

Councillor Lisa Mulherin	<i>Executive Member, Climate Change, Transport and Sustainable Development, Leeds City Council</i>
Mark Goldstone	<i>Head of Policy and Business Representation, West and North Yorkshire Chamber of Commerce</i>
Steven Foster	<i>Director, Land Securities</i>
Dawn Ginns	<i>Morley Resident</i>
Rebecca Greenwood	<i>Policy Officer, West Yorkshire Combined Authority</i>
Mark Harding	<i>Market Manager, Morley Market</i>
Andrea Jenkyns	<i>Member of Parliament for Morley and Outwood</i>
Gerald Jennings (Chair)	<i>Director, G.R. Jennings Properties Ltd</i>
Rachael Kennedy	<i>Morley Town Centre Manager</i>
Reverend Anthony Lee	<i>Leader, Morley Community Church</i>
Cameron Stephenson	<i>Constituency Office Manager, Office of Andrea Jenkyns MP (Sub)</i>
Martin Farrington	<i>Director of City Development, Leeds City Council</i>
Councillor Neil Dawson	<i>Morley South ward member</i>
Councillor Robert Finnigan	<i>Morley Town Council</i>
Councillor Andrew Hutchinson	<i>Morley North ward member</i>

Apologies

Councillor Wyn Kidger, *Morley South ward member and, Morley resident.*

In Attendance

Jessica Ashton *Senior Regeneration Officer, Leeds City Council*
Daniel Broadbent *Regeneration Officer, Leeds City Council*
Samuel Lewis *Principle Regeneration Officer, Leeds City Council*
Claire Simms *Regeneration Support Officer, Leeds City Council (Minutes)*
Lily Hall *Arup – Futuregov*
Samuel Launder *Office of Andrea Jenkyns MP*
Ann Marie Spry *Luminate Education Group*

1.0 Introductions and Apologies

ACTION

1.0 Apologies were received from Councillor Wyn Kidger, Adam Brannen, Lorraine Coates and Mark Harding. Lorraine Coates, *Area lead, Leeds City Region, Cities and Local Growth Unit, BEIS/NHCLG*, will not be attending future meetings due to a conflict of interests. Mark Harding has resigned from the board due to work commitments.

1.2 The Chair welcomed Lily Hall from Arup and Samuel Launder an observer from Andrea Jenkyn's office.

2.0 Declaration of Interests

2.1 No interests were declared.

3.0 Minutes of the last Meeting and Matters Arising

3.1 6.3 Steven Foster has contacted Mark Harding to arrange a meeting to discuss Morley Markets potential. The meeting hasn't taken place yet but SF will follow this up. **SF**

3.2 The minutes of the last meeting were agreed.

4.0 Check and Challenge session feedback

4.1 The Check and Challenge session took place on Thursday 7th January with the Towns Fund Delivery Partner. This includes Arup, Grant Thornton and Savills. Support is given in the form of regional Service Leaders and Topic Experts and their teams. Lily Hall from Arup gave feedback on the session. The high level vision is a good start and the level of engagement that has taken place is very impressive. However, this could be woven throughout the TIP more to give a more local feel and sense of Morley's uniqueness. Also more detail is needed, especially for project summaries and total project costs and evidence of match funding is lacking from the TIP. LH advised that she and other experts who took part in the session are available for further advice and guidance.

4.2 The Chair asked for more clarity around costings and asked how the lack of information for unknown costings and co or match funding for projects at this stage can be addressed in the short period of time left before the deadline for the TIP submission. LH said that not all of the detail needed to be in the TIP at this stage but MHCLG will be looking for evidence and at least the assurance that sources of co and match funding have been identified and initial

conversations have taken place. Match funding can also be from the private sector. LH will discuss further with Grant Thornton for more clarity and give feedback.

5.0 Town Investment Plan

5.1 The draft TIP was circulated prior to the meeting. The final date of submission is 31st January 2021. The final draft needs to be with graphics by 20th January and SL asked that the board email any substantial comments to him by the end of the w/c 15th January. The final draft will be shared with the board again at the meeting on 28th January prior to submission. In terms of administrating the delegated authority MF will consult with the Chair and Cllr Mulherin and sign off the report on 29th January. **SL**

5.2 SL and JA gave the following project updates.

5.3 Discussions are taking place with the owner of The New Pavilion about redeveloping the site into a high quality skills hub. The cost of the refurbishment and the conservation deficit funding gap needs to be established and further discussions around co funding etc. are needed with the owner. LCC are facilitating a meeting between WYCA and Luminate Education Group the w/c 18th January to discuss future revenue funding.

5.4 The ambition for the Town Hall Square is to delivering a high quality refurbishment of a key civic Grade 1 listed asset, developing a cluster of arts and cultural uses to anchor the town centre economy. RK and Cllr Hutchinson have been involved with the Artspace project from its inception and going forward would like to be involved in terms of development and delivery of the project. RK will share all previous information about the Artspace with the board. **RK**

5.5 The proposal for the station is to build upon Network Rail investment to better connect the station to the town centre and wider Morley. Conversations are taking place with WYCA to determine if funding can be ring-fenced for the carpark improvements with match funding from the MTD funding. SL will provide the board with timescales for the network rail improvements in writing. **SL**

5.6 The Morley Bottoms project will support an emerging economic hub in the town centre through building restoration and appropriate re-use. A survey of the shops located at Morley Bottoms was recently completed and this highlighted a number of issues such as derelict and poorly kept buildings. One solution to this could be the development of a revolving investment fund that could address all these issues at once.

Cllr Hutchinson raised that it needs to be taken into consideration that the diverted traffic from Morley Bottoms as part of the accelerated funding scheme will cause more traffic on the new route. Could funding be provided to alleviate this?

5.7 The proposal for St Marys in the Woods is to safeguard it as a heritage asset for future development and re-use opportunities. A meeting is taking place with the owner's architectures to discuss options for this the w/c 18 January. The

board agreed that unless a viable option comes from this meeting then the project should be discarded.

- 5.8 The Greenspace ambition is to create new and upgraded greenspace across Morley, tackling local air quality and health challenges. Cllr Finnigan would like it to be minuted that he would like Springfield Mill Park to be included within the green package.
- 5.9 Ann Marie Spry from Luminate Education Group joined the meeting at 17.35 to give an update on the skills hub at The New Pavilion. Herself and her colleagues have reviewed the consultation work undertaken by LCC and Locality and aligned this with their skills offer. The ambition is to enthuse young people while also training and retraining adults. Initial thinking is to deliver courses on emerging technology while providing a wider educational offer for adults to be able to improve their skills up to level 3.
- 5.10 White Rose Skills & Innovation Hub will be a coordinated delivery of new enterprise space, learning space and a high quality smart cities development centre in Morley. SL to discuss use of space at White Rose with Steven Foster. **SL / SF**
- 5.11 Connectivity – a comprehensive upgrade of infrastructure to deliver travel routes to connect the people of Morley. Part of this is to provide cycle highway provision across various routes including Wide Lane. A discussion then took place and Cllr Hutchinson and Cllr Finnigan didn't feel that the cycle highway provision on Wide Lane would benefit Morley as a whole and didn't meet the MTD funding criteria. MF and the MTD project team will review the cycle highway proposal and assess if it will provide any additionality to Morley and feed back to board members. **MF / AB / SL/ JA**
- 6.0 Town Investment Plan**
- 6.1 **Stage two process and delivery**
Post January 31st 2021 if the TIP is of the required standard, government will assess the project listed in the plan to decide the initial funding offer. At this stage, full business case development is not required. Business cases for agreed projects will be developed once Heads of Terms have been agreed. However, we will be required to set out the process of business case development and appraisal which we will undertake, including the identification of an appropriate Accountable Body with tried and tested local assurance mechanisms for government investment. At this point we may need to draw down some technical support for business case development and SL will have a discussion with MHCLG about further capacity funding. It will also be beneficial to establish a number of sub groups for project development during this process.
- 7.0 Accelerated Funding update**
- 7.1 Chris Way will contact Morley members to discuss how to communicate the more disruptive aspects of the highways works at Morley Bottoms scheduled for February. Cllr Hutchinson would like an update about the current position the consultation. DB will follow up. **DB**
- 8.0 AOB**

- 8.1 Cllr Finnigan would like to look at the options for Siegen Manor to be used for older people's housing again.
- 8.2 RK asked that the photographer who was commissioned to take the photographs for the TIP be credited in the TIP when it goes to press. RK to send the photographers details to SL. **RK / SL**
- 8.3 Chair asked that comments be provided from key stakeholders to be used in the TIP. SL advised that a letter will be drafted to send to stakeholders.
- 9.0 Date and Time of Next Meeting**
- 9.1 Thursday 28th January 10 – 12pm