

Morley Town Deal Board

Minutes

Thursday 28 October 2021

15:00 – 17:00

Zoom Meeting

Attendees

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| Gerald Jennings (Chair) | <i>Director, G.R. Jennings Properties Ltd</i> |
| Councillor Helen Hayden | <i>Executive Member, Climate Change, Transport and Sustainable Development, Leeds City Council</i> |
| Mathew Winn | <i>Constituency Office Manager, Office of Andrea Jenkyn's MP (Sub)</i> |
| Councillor Andy Hutchison | <i>Morley North ward member</i> |
| Dawn Ginns | <i>Morley Resident</i> |
| Cllr Jane Senior | <i>Morley South Ward Member</i> |
| Rachael Kennedy | <i>Morley Town Centre Manager</i> |
| Reverend Anthony Lee | <i>Leader, Morley Community Church</i> |

Apologies

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| Andrea Jenkyns MP | <i>MP for Morley and Outwood</i> |
| Cllr Robert Finnigan | <i>Morley Town Centre</i> |
| Martin Farrington | <i>Director of City Development, Leeds City Council</i> |
| Lorraine Coates | <i>Area Leeds Leeds City Region, BEIS</i> |
| Stephen Foster | <i>Director, Land Securities</i> |
| Rebecca Greenwood | <i>Policy Officer, West Yorkshire Combined Authority</i> |

In Attendance

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| Adam Brannen | <i>Head of Regeneration, Leeds City Council</i> |
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| Sam Lewis | <i>Principal Regeneration Officer, Leeds City Council</i> |
| Jess Ashton | <i>Senior Regeneration Officer, Leeds City Council</i> |
| Daniel Broadbent | <i>Regeneration Officer, Leeds City Council</i> |
| Jane Walne | <i>Head of Projects and Programmes, Leeds City Council</i> |
| Miriam Browne | <i>Senior Project Manager, Leeds City Council</i> |
| Claire Simms | <i>Regeneration Support Officer, Leeds City Council</i> |

1.0 Introductions and Apologies

1.1 Introductions and Apologies were made. Mathew Winn was in attendance for Andrea Jenkyns' office. Going forward Adam Firth will attend the meetings.

2.0 Declaration of Interests

2.1 None

3.0 Minutes of the last Meeting and Matters Arising

3.1 Leeds 2023 are keen to work with the Morley Town Deal Board to help develop plans relating to the town's culture sector.

3.2 **Action: RK to liaise with Leeds 2023 and invite them to the Town Centre, Place Making and Culture working group.**

3.4 Action carried forward. The board agreed that it would be useful to formulate some general principles to provide greater detail to the Vision set out in the Town Investment Plan to support private sector partners to engage with the Vision when developing new plans in the town. These could align with the Town Investment Plan themes.

3.5 **Action: ReForm to incorporate wording relating to key connections and employment places into their masterplan work.**

3.6 The minutes of 27.09.21 were agreed to be an accurate record

4.0 Board Membership and Recruitment

4.1 The Board were asked to comment on the advert for Board membership and recruitment that was shared prior to the meeting. The Board would like the wording of the advert to be changed to include, to build on the success to date we would like new recruits. Once the amendments have been made SL asked that the Board to share the advert through their networks.

4.2 **Chairperson** - It was confirmed that that Gerald Jennings had been nominated for the position of Chair. There were no other nominations. The Morley Town Deal Board voted to accept this nomination.

4.3 **Resolved:**

- That Gerald Jennings be elected Chair of the Town Deal board for the term of one year.
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5.0 Business Case Tracker and Forward Plan

- 5.1 A dedicated resource from the Projects and Programmes Team has been allocated to co-ordinate business case development and a tracker including timescales, resources and approvals was included in the papers. This is a draft document and the detail is still to be added, however, it provides a good indication of timescales required to complete the business cases in time for the assurance and approvals process. This process will be reviewed on a weekly basis during project team meetings.
- 5.2 A forward plan has been produced for the Board based on programme/project milestones. MB asked members to review and suggest any items for future meetings.
- 5.3 **Action: Both the business case tracker and forward plan to be made a regular agenda item for future Board meetings.**

6.0 Update Report and Working Group Leads Update

- 6.1 **Town Centre, Placemaking and Culture** – The Town Hall project brief has been signed off by MF and a fee proposal received from NPS. A meeting will be held with NPS to discuss next steps to commence the feasibility study. Discussions have been had to make sure any planning consents that are needed are discussed with Planning at an early stage, that the TIP funding is not used routinely for maintenance matters, however, where there are maintenance requirements that result directly from the improvement works, it may be appropriate and economical to deliver this as part of the works (this will be considered on a case-by-case basis) and to explore National Lottery Heritage Fund match funding.
- 6.2 **Skills, Education and Employment** – White Rose have appointed Urban Foresight to develop the commercial case supporting the business case for the project. This will address whether there is a market failure or equity rationale associated with the proposal and will inform probable market demand. In parallel an operating forecast has been produced but this will need updating as the commercial evidence base is developed.
- 6.3 Negotiations regarding the New Pavilion continue. Subject to these negotiations, early feasibility will be undertaken, and progress reported back at the next Board. In parallel the identification of a suitable contingency option, with early due diligence to be undertaken on this site. The first phase of consultation will be undertaken.
- 6.4 The Chair suggested that an external agency may add value in supporting Land and Property colleagues. SL to follow up.
- 6.5 RK gave a comms update. Blocks of social media messages have been approved and are planned between now and Christmas. A good news story was released about the completed works at Lewisham Park. A leaflet is planned to be sent out to residents at the beginning of December. A list of allies has been identified and Board champions to promote.

7.0 Project Updates

- 7.1 Mott MacDonald have reported back on their evidence base refresh and found that there is no evidence supporting an increase in car parking provision at Morley station. Optioneering discussions have been held with Highways and Active Travel Officers. Views from ReForm have been sought regarding connectivity options as part of their masterplanning exercise for Greener and Connected. The preferred option is for funds to be reallocated to the Greener
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and Connected masterplan with additional highways and PROW improvements connecting the station with the rest of Morley. ReForm will incorporate the preferred option as part of the masterplanning exercise. The Board supported this option but would like the suggested signage and wayfinding to be improved and more creative.

- 7.2 Feedback has been received from shop owners who have read the shopfront improvement grants via the online survey. An options exercise has been undertaken on criteria and prioritisation for shopfront improvement grants. The Business Case is being developed through discussions with Mott MacDonald regarding economic outcomes. A meeting has taken place with the owner of St Mary's in the Woods to discuss options for the site and a meeting has taken place with Civic Trust and Heritage England to discuss support for St Mary's. Internal discussions with Land and Property colleagues are being had regarding St Mary's in the Woods site valuation and ways of working with the owner. The Board supported this approach.

8.0 Greener Connected / Town Hall engagement proposals

- 8.1 Work has commenced to plan the first phase of the Stage 2 engagement focusing on the Greener and Connected proposals and Town Hall demand/usage, including a drop in event at the Town Hall on the 25th November 2021, a survey on Commonplace and various on-street and community engagement activities.

- 8.2 **Action: A rota for attendance at the drop in event at the Town Hall to be drafted and circulated to Board members to complete.**

9.0 Accelerated Funding

- 9.1 The works at Lewisham Park have been completed. The signals at Morley Bottoms are now operational and the works have been completed. Works to install bollards are ongoing at Morley Tops and will be complete 10 November.

10.0 AOB

- 10.1 None

11.0 Date of Next Meeting

- 11.1 Tuesday 7 December at 10.00am
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