

## Morley Town Deal Board

### Minutes

Tuesday 18<sup>th</sup> January 2022

10:00 – 12:00

Virtual Meeting

#### Attendees

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>
Councillor Andrew Hutchison	<i>Leeds City Council Morley North ward member – Chair of Town Centre, Placemaking and Culture group</i>
Councillor Robert Finnigan	<i>Morley Town Council – Chair of Greener &amp; Connected Sub-Group</i>
Dawn Ginns	<i>Morley Resident</i>
Rachael Kennedy	<i>Morley Town Centre Manager</i>
Reverend Anthony Lee	<i>Leader, Morley Community Church</i>
Stephen Foster	<i>Director, Land Securities</i>
Judith Furlonger	<i>Head of Housing, WYCA</i>
Cllr Jane Senior	<i>Morley Town Council</i>
Mark Goldstone	<i>Head of Policy and Business Representation, West and North Yorkshire Chamber of Commerce</i>

#### Apologies

Andrea Jenkyns MP	<i>MP for Morley and Outwood</i>
Martin Farrington	<i>Director of City Development, Leeds City Council</i>
Lorraine Coates	<i>Area Lead, West Yorkshire, Cities and Local Growth Unit</i>
Jess Ashton	<i>Senior Regeneration Officer</i>

Sonia Midgley *West Yorkshire Combined Authority*

**In Attendance**

Adam Brannen *Head of Regeneration, Leeds City Council*

Sam Lewis *Principal Regeneration Officer, Leeds City Council*

Daniel Broadbent *Regeneration Officer, Leeds City Council*

Jane Walne *Head of Projects and Programmes, Leeds City Council*

Cameron Musgrave *Career Grade Project Support Officer, Leeds City Council*

Miriam Browne *Senior Project Manager Leeds City Council*

Catherine Farrell *Senior Projects Officer, Leeds City Council*

Martin Gresswell *Senior Project Manager, Leeds City Council*

Lalit Suryawanshi *Morley Resident*

Dan Merrick *Morley Resident*

Mukesh Patel *Morley Resident*

Christine Hirst *Morley Resident*

Nicola Walls *Page Park Architects*

David Curtis *NPS*

Sarah Priestley *Principle Officer Culture and Sport, Leeds City Council*

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**1.0 Introductions and Apologies**

1.1 Introductions were made

1.2 GJ welcomed new Board members to the meeting. New members to sit as observers for this meeting before confirming Board appointments. The four new Board members introduced themselves and gave details of their backgrounds and qualifications. GJ welcomed everyone to the Board and asked new members to consider which working group they would be most suited to.

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**2.0 Declaration of Interests**

2.1 None

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**3.0 Minutes of the last Meeting and Matters Arising**

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- 3.1 The minutes of the previous meeting were agreed to be an accurate record with all actions either completed or covered on the agenda. GJ requested an update on the Ahead partnership. SL confirmed that the Town Deal Board Members have endorsed by email their outline proposal for the Town Deal to match fund a programme of activity engaging employers and schools around the themes and projects of the Morley Town Deal. This approval is subject to a more detailed proposal being put forward in the next financial year.

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#### **4.0 Project Updates**

##### **4.1 Morley Town Hall**

- 4.1.1 Cllr Hutchison introduced the item and gave an overview of the work of the Town Centre, Placemaking and Culture Working Group.
- 4.1.2 Page Park architects gave a presentation setting out a vision for the Town Hall. The vision is of a Town Hall for everyone, with the space divided between civic, commercial and community use; the Morleian Hall and Alexandra Hall being better utilised and consideration given to access improvement works.
- 4.1.3 Cllr Hutchison raised the need for detail on LCC staff numbers who will be occupying the Town Hall to be confirmed – **Action JW to pick up LCC staffing numbers in the Town Hall directly with Mark Mills, Head of Asset Management.**
- 4.1.4 Cllr Hutchison asked if confirmation had been received regarding Leeds City Council's match funding contribution. MB confirmed that £300k has been allocated as part of the backlog maintenance budget, and that £150k can be included through the Future Ways of Working programme. Confirmation has been captured through the minutes of the Leeds City Council Morley Programme Board. RK asked about the requirements of Changing the Workplace funding. MB confirmed that this investment would need to be focussed on Council office space.
- 4.1.5 Cllr Hutchison asked for an update on work being carried out by NPS and how this will feed into priority phasing for the Town Hall. DC reported that The NPS QS Team are preparing costs to be allocated to the phases of the project; this work will be complete by the end of January.
- 4.1.6 GJ asked what existing surveys we have for the Town Hall. It was confirmed that we have a detailed Full Condition Survey. Whilst we don't have a fully three-dimensional survey with measurements we have enough information to complete the Outline Business Case for the project.
- 4.1.7 TL asked what the areas of focus of the maintenance budget would be. JW reported that this would be targeted on areas of the Town Hall included within the first phase of works. MB and MG stressed that there will be continuing maintenance budget from the Council going forwards in addition to the match funding allocated.
- 4.1.8 SL fed back on a meeting held between Leeds City Council Officers and representatives from Historic England, the National Lottery Heritage Fund and the Arts Council. There were positive discussions about these agencies bringing added value to the heritage of Morley and Leeds City Council Officers will follow-up on these discussions.

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##### **4.2 Greener and Connected**

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- 4.2.1 JW gave an update on the Greener and Connected masterplan work. More work is needed to fuse the work carried out by ReForm and Groundwork. Schemes will have full costed list by the end of January, at which point a prioritisation exercise will be carried out.
- 4.2.2 Cllr Finnigan fed back as chair of the Transport, Connectivity, Health & Wellbeing and Greenspace working group, stressing the importance of connections from the station and that the pocket parks proposals will largely be about improving existing green spaces. Cllr Finnigan requested WYCA attendance at the next working group and asked for more information about the timescales for work at Morley Station. **Action JF to follow-up with WYCA colleagues about the programme for Morley Station and attendance at the next Transport, Connectivity, Health & Wellbeing and Greenspace working group.**
- 4.2.3 GJ reported conversations with Sterling Capitol about their tree-planting ambitions in their revised planning application. JW gave an update on negotiations with landowners.
- 4.3 **Update Report**
- 4.3.1 SL updated the Board on the Skills Hub project and support being received from JLL regarding property acquisition. The Board has an extension for submitting the Business Case for the Skills Hub until the 29 July. Leeds City College have been invited to the next Board meeting to discuss their project. RK gave an update on conversations between Leeds City College and Munro K about avoiding duplication in their respective projects and it was noted that good complementarity can be achieved. GJ stressed the importance of the White Rose Innovation Hub being connected into the rest of the TIP. **Action RK to pick up at the next Skills, Education and Employment working group on the Town Deal Board feeding into the White Rose Innovation Hub management structure.**
- 4.3.2 GJ noted that good progress is being made on the business case tracker. JW updated on the Greener and Connected Business Case progress.

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## 5.0 Business Case Progress

- 5.1 SL gave a brief presentation on completion of Business Cases and subsequent review by a specialist appraisal panel. For the White Rose Business Case SL recommended that comments received from the appraisal panel be tackled ahead of submission of the summary business case to central government. For the Heritage Investment Fund SL recommend that the summary case be drafted. The Board agreed with these recommendations. **Action DB and SL to draft Summary Case for the Heritage Investment Fund.**
- 5.2 Cllr Hayden commented on the robust process and hard work which have gone into the business case.
- 5.3 GJ raised a query on the match funding rate identified for the White Rose Innovation Hub. **Action SL to look into intervention rate for the White Rose Innovation Hub and report back to the Board.**

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## 6.0 Public Engagement Update

- 6.1 MB presented an overview of the consultation work that has been carried out to date for the Morley Town Deal. SP joined the meeting and gave an update on the engagement work that has been undertaken for the Town Hall project.
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6.2 GJ commented on the breadth and quality of consultation undertaken. Cllr Hayden echoed these comments and asked for thanks to be passed on to schoolchildren who produced the poem. SF stressed the importance of consultation work being ongoing through the project development.

6.3 Cllr Finnigan suggested some amendments to the leaflet to Morley residents. **Action MB to make suggested changes and report back to Cllr Finnigan.**

6.4 GF suggested having a further Town Hall engagement event following the submission of Outline Business Cases. **Action LCC Officers to look into arranging consultation event.**

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#### **7.0 Accelerated Funding**

There was an update on the accelerated funding projects, with Leeds City Council Highways to carry out further work by the end of February. It was agreed that at future Board meetings updates on accelerated funding are by exception.

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#### **8.0 Election of New Board Members**

8.1 Election of four new Board members agreed. **Action MB to share new Board members' CVs with working group leads for decisions around working group representation.**

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#### **9.0 AOB**

9.1 GJ suggested moving the MTDB to bi-monthly while keeping the working groups at monthly. Agreement from the Board. **Action DB to arrange March date as next meeting.**

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#### **10.0 Date of Next Meeting**

10.1 Tbc in March

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