

Morley Town Deal Board

Draft Minutes

Tuesday 14th May 2024

14:00 – 16:00

Large Banqueting Suite, Morley Town Hall

Board Members

Gerald Jennings (GJ)	<i>Director, G.R Jennings Properties LTD (Chair)</i>
Steven Foster (SF)	<i>Director, Land Securities (Vice Chair)</i>
Councillor Robert Finnigan (RF)	<i>Morley Town Council</i>
Councillor Jane Senior (JS)	<i>Morley South Ward Member</i>
Rachael Hutchison (RH)	<i>Co-opted Member</i>
Lalit Suryawanshi (LS)	<i>Community Representative</i>
Mukesh Patel (MP)	<i>Community Representative</i>
Mark Casci (MC)	<i>West Yorkshire Chamber of Commerce</i>
Dan Merrick (DM)	<i>Community Representative</i>
Mathew Wood (MW)	<i>Morley Chamber of Trade and Commerce</i>
Martin Farrington (MF)	<i>Director of City Development, Leeds City Council</i>
Alex Giles (AG)	<i>MP's office representative</i>

Apologies

Councillor Helen Hayden	<i>Executive Member, Sustainable Development and Infrastructure</i>
Dawn Ginns	<i>Resident, Morley</i>
Christine Hirst	<i>Community Representative</i>

Attendees

Libbi Watson (LW)	<i>Career Grade Officer, Leeds City Council</i>
Miriam Browne (MB)	<i>Programmes Executive, Leeds City Council</i>
Helen McGrath (HM)	<i>Senior Project Manager, Leeds City Council</i>
Claire Newton (CN)	<i>Senior Project Officer, Leeds City Council</i>
Liam Riley (LR)	<i>Heritage Officer, Leeds City Council</i>
Eden Clayton /Ryan Kaye (RK)	<i>West Yorkshire, Cities & Local Growth Unit</i>
Andrew Hutchison (AH)	

1.0 Introductions, apologies and membership

- 1.1 Apologies were noted as above. The Chair welcomed the members of the public to the Board meeting. There were 4 members of the public present at the meeting.

Andrew Hutchison has now stepped down from being a Councillor. Board noted thanks for his contribution, effort, and commitment to the Town Deal Board and leading the Town Centre, Placemaking and Culture working group.

- 1.2 Dan Merrick will be the new Chair of the Town Centre, Placemaking and Culture working group. Gerald Jennings to support/attend this working group.
- 1.3 In terms of other Board membership changes Cllr Senior will remain as Morley South Ward rep and Cllr Finnigan will now be the Morley North Ward rep. The Town Council are currently undertaking nominations for the new Town Council representative who will attend the July Board meeting once confirmed.

2.0 Declarations of interest

- 2.1 A declarations of interest register is included in the board papers. The Chair reminded Board members if there are any changes to their declarations of interest to inform LW.

3.0 Minutes of the last meeting and matters arising

- 3.1 The previous minutes of the March meeting were agreed to be an accurate record.
- 3.2 Regarding action 3.3, a report on Morley Bottoms is currently being produced by the Council's Highways and Transportation department. The report will be shared with the Director of City Development and Cllr Hayden for review. The Board requested that the report to be received within a fortnight. **Action** – MF to liaise with Chris Way for a timetable on the final report being shared and to feed this back to the board. The Board to receive the report by email asap.
- 3.3 **Action** – The Morley Bottoms report will be circulated to board members via email once finalised.
- 3.4 **Action** – MB/CN to follow up with Chris Way on the surveys and monitoring of Corporation Street and an update to be provided to Cllr Finnigan as this is still outstanding.
- 3.5 The Chair reminded all board members that, while funded by the Town Deal and concerns have been expressed over the work carried out, Morley Bottoms is now a Leeds City Council highways maintenance issue and not an item for future Town Deal Board business.
- 3.6 Regarding action 3.9, the Chair has been in discussion with Sam Nicholls at Music Local, who has experience in arts and venues and would be valuable as a Board member. **Action** – GJ to invite Sam Nicholls to a future Board meeting.

4.0 Correspondence log and questions from the public

- 4.1 No questions were submitted in advance of the meeting or raised at the meeting.
 - 4.2 All open correspondence matters have been dealt with.
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5.0 Spotlight on Greener and Connected/Station Gateway

- 5.1 MB/CN presented an update on the current position of the Greener and Connected and Station Gateway review of outputs and budget.
- 5.2 **Action** – MB/CN to have final version of reviewed outputs and budget adjustments for July Board in preparation for the processing of a project adjustment form if required.
- 5.3 Discussions are ongoing with Sterling Capitol regarding opportunities for tree planting at Capitol Park, potentially funded via White Rose Forest.
- 5.4 It was noted that there has been a saving to the programme through the removal/rescoping of Healthy Streets, Albion Street and Albert Road projects. This has resulted in an allocation to the Town Hall project, subject to any project adjustment process and a proportion of the budget will be used for other interventions within Greener and Connected, such as commuted sums for maintenance.
- 5.5 It was noted that Bilberry Bank has come in under budget and has received match funding from Network Rail. Network Rail have agreed that the remaining funding can be spread across the other Active Travel schemes, Station Steps and Wayfinding.

6.0 Feedback from Working Groups

6.1 Skills, Education and Employment

- 6.1.1 The Chair provided an update on the Morley Learning and Skills Centre and White Rose Innovation Hub projects.
- 6.1.2 For the Learning and Skills Centre, the draft Heads of Terms are with Luminare for review. Luminare are on track with the programme and design element. Board was made aware that Luminare are working at risk leading up to the submission of the planning application and listed building consent. Recent project consultation has also been undertaken with the Inclusive Design Panel
- 6.1.3 On the Innovation Hub project, Munroe K are currently working through the final details required on the planning application, which should receive delegated decision approval no later than by the end of June.
- 6.1.4 Munroe K are updating the programme which will be shared with the working group as soon as it is ready. The Council are also working with Munroe K on the procurement strategy, subsidy control assessment and finalisation of the grant agreement. The Chair did note their non-attendance at recent working group meetings.
- 6.1.5 **ACTION** – MF to liaise with Munroe K directly on match funding and attendance at working group.
- 6.1.6 The Chair of the working group presented to the Board a visual of a skills, education, and employment pathway. It was agreed that the connections between education providers, businesses and stakeholders in Morley that have been created by the work of the Town Deal should be communicated more widely. RH to engage with the Comms officer in order to produce something digitally that can be shared.
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6.2 **Transport, Greenspace, Health and Wellbeing**

- 6.2.1 The Chair provided an update on progress with both the Greener and Connected and Station Gateway projects.
- 6.2.2 The Chair noted that the proposed lower-level planters designs on the Queen Street pedestrianised area were receiving some objections. The residents and businesses also have further concerns to some of the proposals. The working group are proposing that the current planters need reducing in height and should only require low maintenance. Further consultation is to be done directly with the residents and businesses affected following up from the letter drop.
- 6.2.3 It was noted that some land within the scope of the Morley Town Square public realm scheme is not currently in Council ownership. Windsor Court is currently owned by Morrisons. Options are being discussed for how to include this in the project scope. .
- 6.2.4 It was noted that the Town Council are still exploring options for Lewisham Park Community Centre with two other organisations that have shown interest in running the centre. **Action** – Cllr Finnigan to meet with GJ regarding this.
- 6.2.5 The Chair wanted it minuted that proposals will result in increasing numbers of new disabled parking bays across the town and not reducing them.
- 6.2.6 **Action** – CN to share visuals and illustrative images of all the public realm schemes at a future meeting.
- 6.2.7 **Action** – LW to invite Mukesh Patel to attend the next working group meetings.
- 6.2.8 The Chair noted that current consultations for Scatcherd, Scarth Gardens and Springfield Mill park are live. Some lessons had been learned from the first event in Scatcherd Park which the project team were looking to resolve before any future events.
- 6.2.9 The Chair noted that the working group had reviewed the New Pavillion junction scheme outputs versus costs and had agreed the funds would be better spent across other areas of the programme. It is proposed that the funding will be allocated to the remaining public realm schemes to ensure good quality, affordable schemes in line with current design development and to provide robust maintenance budgets. Any underused funding, not required to deliver the public realm outputs, will be reallocated across the programme where there are known affordability gaps, subject to value for money assessments and agreement with the Towns Fund.
Decision – The Board supported the recommendation to significantly descope or remove the New Pavillion junction scheme from the Greener and Connected project.
- 6.2. The Chair noted that the general arrangement drawings for Queen Street North were
10 included in the paper pack.
- 6.2. **Decision** – The Board endorsed the approach on the General Arrangement drawing for
11 Queen Street which is subject to further targeted consultation as part of design review and approval.
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6.3 Town Centre, Placemaking and culture

6.3.1 The Chair and Heritage project lead provided an update on the Town Hall and Heritage Investment projects.

6.3.2 The Heritage project lead noted the interest in some of the former heritage bank buildings to be looked at as part of the flexible funding pot. Cllr Finnigan asked why the focus for the flexible funding pot was on vacant heritage buildings and not heritage buildings currently in use. It was confirmed by the project lead this is an output in the business case and potential options that are currently being explored. **Action** – DM to pick this up in the next working group.

6.3.3 **Decision** – The Board endorsed supporting the progression of the listed, and vacant, bank buildings as potential options for the Heritage Investment Fund flexible funding pot.

6.3.4 The project lead asked the Board to endorse an extension to the boundary for the grant fund, following a review in April 2024. The boundary would now extend up to Morley Town Hall from Morley Bottoms. **Decision** – The Board endorsed the extension of the initial boundary of the Heritage Investment grant fund with a review of the new boundary again in six months (November 2024).

6.3.5 On Morley Town Hall positive progress was now being made. The Board challenged the role of Page Park who had been further commissioned. **Action** – MB to check with project lead as to the purpose of this commission.

7.0 Highlight Report

7.1 The Programme Manager highlighted some key points. The next period will be a busy consultation period with consultations upcoming on the parks, public realm schemes, and Town Hall projects. The team have noted the consultation feedback from the public and ward members and are improving the methods of engaging with the public.

7.2 6 new members (Morley residents) have been recruited to the Inclusive Design Panel, who fall under the Equality Act protected characteristics. It is to be noted that there has also been engagement with young people across Morley, including students at Elliott Hudson College and future workshops are taking place through the Ahead Partnership with different schools and colleges.

7.3 The next performance monitoring return is due to be submitted by the end of May. This is currently being completed and will be circulated to the Board and Chair for review and approval before 17 May. **Action** – HMc to share with the Board once completed.

7.4 The key risks highlighted are delivery timescales, increase in project costs, and unsecured match funding requirements.

7.5 The financial profiles were discussed with current underspend noted. Most projects have been in design and procurement stages and once delivery and construction starts more spend will start to come through. Government is aware of the current financial position and spend profile and have regular updates.

8.0 AOB

- 8.1 The Chair highlighted that the current owners of the New Pavillion have made contact and shown interest for the building to be brought back into use working with the Town Deal. Officers responded to say that while proposals for the building are welcome, it is no longer a viable option through the Morley Town Deal.
- 8.2 WYCA have informed the Chair they no longer have resource to attend the Morley Town Deal Board meetings but, however have offered to meet online with the Chair to discuss how they can support town deals in West Yorkshire.
- 8.3 The next governmental Towns Fund conference has been scheduled for 25th June in Wolverhampton which the chair and officers will be attending.

9.0 Date of next meeting

- 9.1 Tuesday 16th July 2024, 2pm-4pm, Morley Town Hall, Large Banqueting Suite
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