

Morley Town Deal Board

Draft Minutes

Tuesday 19th November 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>
Lalit Suryawanshi (LS)	<i>Community Representative</i>
Mark Casci (MC)	<i>West Yorkshire Chamber of Commerce</i>
Dan Merrick (DM)	<i>Community Representative</i>
Christine Hirst (CH)	<i>Community Representative</i>
Councillor Helen Irving (HI)	<i>Morley Town Council</i>
Finlay Ferguson (FF)	<i>MP Representative</i>
Councillor Jonathan Pryor (JP)	<i>Executive Member for Economy, Transport & Sustainable Development</i>
Angela Barnicle (AB)	<i>Interim Director of City Development, Leeds City Council</i>
Dawn Ginns (DG)	<i>Resident, Morley</i>

Apologies

Councillor Robert Finnigan (RF)	<i>Morley Town Council</i>
Matthew Wood (MW)	<i>Morley Chamber of Trade and Commerce</i>
Sam Nicholls (SN)	<i>Community Representative</i>
Councillor Jane Senior (JS)	<i>Morley South Ward Member</i>
Mukesh Patel (MP)	<i>Community Representative</i>
Mark Swards (MS)	<i>MP (Leeds South West & Morley)</i>

Attendees

Libbi Watson (LW)	<i>Career Grade Officer, Leeds City Council</i>
Helen McGrath (HM)	<i>Senior Project Manager, Leeds City Council</i>
Chris Gosling (CG)	<i>Project Manager, Leeds City Council</i>
Claire Newton (CN)	<i>Project Manager, Leeds City Council</i>

1.0 Introductions, apologies, and membership

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

2.0 Declarations of interest

- 2.1 All declarations of interest from new board members have been included in the updated register.

3.0 Minutes of the last meeting and matters arising

- 3.1 The previous actions were discussed and the following were noted:
- 3.2 Regarding previous action 3.3, *'Cllr Finnigan questioned when the condition survey at Lewisham centre will be undertaken'*. It was noted that a condition survey has been undertaken and NPS are currently reviewing costs.
- 3.3 Regarding previous action 5.5, *'A potential for another possible tour with Leeds Civic Trust.'* **ACTION** – Heritage Investment Officer to confirm tour date. This has been confirmed as 3rd April for Leeds Civic Trust members only.
- 3.4 Regarding previous action 6.3.4, *'Board noted the potential role of Crank Studios on the Board as an active stakeholder in the town. Cllr Irving to liaise with Crank studios on future role on Board or working group.'* **ACTION** - Cllr Irving and DM to meet with Crank Studios before the next board.
- 3.5 **ACTION** – LW to re-circulate code of conduct to the working group chairs.
- 3.6 All other matters arising were actioned and the previous minutes of the September meeting were therefore agreed to be an accurate record.

4.0 Correspondence log and questions from the public

- 4.1 Three questions were submitted in advance of the meeting regarding endorsing the removal of Springfield Park from the Greener and Connected project. The member of the public who submitted them was present at the meeting.
- 4.2 Claire Newton noted that the removal of Springfield Park is due to a lack of revenue funding to cover the commuted sum required to maintain the park and the park not being in Council ownership. The Council have made the decision not to acquire the park due to the decline in the Council's financial position and potentially taking on an additional liability. There's also a risk that if the Council were to acquire the park, it would potentially set a precedent to others where developers are not fulfilling their Section 106 obligations.
- 4.3 The Chair invited comments from Board members who each discussed the request to remove Springfield Park from the Greener and Connected scope. The following actions were agreed:
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- 4.4 **ACTION** – CN to look at alternative funding options through WYCA and potential re-prioritisation of funds within the Greener & Connected programme.
- 4.5 **ACTION** – CN to establish if all the s106 monies for Laneside development have been allocated.
- 4.6 It was noted that the £550k budget allocation from the removal of Springfield Park would be retained in the Greener and Connected programme. **ACTION** – CN to confirm where the funding will be reallocated too.
- 4.7 **ACTION** – MPs office (FF) to speak to WYCA regarding potential funding opportunities.
- 4.8 **ACTION** – The Chair of the Board to write a letter to the Chief Planning Officer regarding potential enforcement action against Greenbelt Energy Ltd, the current owner of Springfield Mill Park.
- 4.9 **ACTION** – The Board advised that representation be made to the Local Planning Authority by the member of the public who had also raised the questions.
- 4.10 **DECISION** – Board deferred endorsement on the removal of Springfield Mill Park from the Greener and Connected programme until an update is provided to the actions noted above. HMc/CN to organise an online meeting in December with all board members with an update and final recommendation. The Greener and Connected project adjustment request would be updated following this.
- 4.11 Board noted all other open correspondence matters have been dealt with.

5.0 Morley Town Hall Spotlight and Presentation

- 5.1 The Project Manager presented an illustrated overview of the current design proposals based on progress following submission of the planning application.
- 5.2 A discussion took place on the interior design choices, specifically with reference to the proposed colour scheme. It was noted the interior design has been informed by the historical paintwork analysis survey undertaken at Morley Town Hall, with the proposed colours and tones reflective of the original building aesthetic. The interior design is being undertaken by Page\Park, who have extensive experience in the heritage sector. Cllr Pryor noted that Kirkgate Market is a good practice example of where the original colours have been restored following application of a similar methodology.
- 5.3 Following completion of RIBA Stage 4 and issue of the tender package to market the project team will focus on defining the future operational strategy for the building, in concert with colleagues from LCC's Events team and other associated parties. It was noted that the Events team have requested office space within the Town Hall to help facilitate future placement of staff on-site as part of the buildings ongoing management and operations and the design proposals have responded accordingly.
- 5.4 Operation of the café and bar facilities are subject to discussion the actions noted in point 5.3 above. The initial indications are these will be LCC operated although this is
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subject to further development and resourcing obligations. Note, a third party has approached the Programme Team with respect to operating the café space.

- 5.5 The building will be closed to the public from the end of December 2024, upon completion of the Christmas events season. All building users have been approached and are in the process of being redeployed in line with the decant strategy.
- 5.6 Board challenged the construction period programme being in excess of 12 months, resulting in re-opening post-June 2026 and potential loss of commercial income. The Project Manager advised that the current programme is reflective of known risk and appropriate 'float' has been allowed for at this stage. The programme will be refined upon appointment of a principal contractor. However, given the Grade I status of the building, consequent potential for lack of market interest in the tender due to complexity and the probability of 'unknown' risk uncovered on-strip out it would be inappropriate to remove the allocated 'float' from the programme at this juncture. The project team will manage the programme and will revise accordingly reflective of risk, noting the strip out within the first three months of work represents the biggest risk to the construction work at present.
- 5.7 **ACTION** – Page\Park to provide a 'mood board' containing samples of finishes, to be tabled with the Inclusive Design panel and the Building Control Accessibility Officer prior to be presented to Board along with the final RIBA 4 design proposals.
- 5.8 MC noted that Bradford Council have just completed a heritage project in the former Odeon building. **ACTION** – MC to provide Bradford Council contact to CG for follow-up.
- 5.9 It was highlighted that there is a big communications and messaging opportunity with what's to come upon reopening of the Town Hall. The project lead is working with LCC comms officer to determine the best approach to promotion and engagement, noting this will be linked to the capital project milestones. Longer term this will need to tie into Events programming of the building.
- 5.10 Board mentioned a timelapse of the building from construction start through to completion. It was also highlighted that the messaging and comms is very important during the building closure period. **ACTION** – CG to discuss opportunities with the wider project team.
- 5.11 The board emphasised getting the young voice input into Morley Town Hall events and programming. **ACTION** – CG to speak to Matthew Simms regarding audience development.

6.0 Feedback from Working Groups

6.1 Skills, Education and Employment

6.1.1 The working group Chair is currently reviewing membership and terms of reference for the working group. The Chair noted the progress on the Morley Learning and Skills Centre and Innovation Hub project as found in the highlight report.

6.1.2

6.1.3 It was highlighted, there has been an additional 3 month delay to the overall programme on the Adult Learning and Skills Centre because of the pause with the Luminate design team.

6.1.4 There are still small minor elements to resolve on the S106s for the planning agreement on the Innovation Hub project. Once planning is consented, Munroe K have assured the Council that they will have match funding commitment and can then enter into the Grant Agreement. Noted that Munroe K were meeting with the Director of City Development in the next week or so to discuss. Grant agreement critical path is March 2025.

6.2 The Chair noted the good partnership working of the group with the likes of Ahead Partnership and Leeds Beckett. Ahead Partnership are doing large events with schools across Morley, and this will tie into the legacy of this work. After the success of the Morley Jobs Fair 2023, a potential Jobs Fair in Autumn 2025 is to be discussed, pending funding and resource commitments.

6.2.1 **Transport, Greenspace, Health and Wellbeing**

6.2.2 In the absence of the Chair of the working group the Project Manager updated the board on the position of all the Greener and Connected projects as shown in the highlight report.

6.3 **ACTION** – CN to pick up with Highways regarding a pedestrian crossing at the bottom of Queen Street/Morley Bottoms.

6.3.1 **Town Centre, Placemaking and Culture**

6.3.2 The Chair of the working group updated the board on the position of Heritage Investment Programme and referred Board members to the proposed boundary extension to top of Queen Street pedestrian zone.

Decision - Board members endorsed the HIF boundary extension and noted that is the final extension. A review period 9 months in advance of the end of the programme (June 2025) will be built in.

7.0 **Highlight report and endorsements**

7.1 The Programme Manager provided an update on the programme wide comms, engagement, monitoring and evaluation work that had been undertaken.

7.2 Board members noted they had received the Towns Fund performance and monitoring return to review and that this would be submitted by 23rd November.

7.3 Board members noted the proposed reallocation of £1m grant to the Town Hall (£800k reallocation from Greener & Connected and £200k from Heritage Investment programme). It was also noted that another £400k, taken from Greener & Connected would be reallocated as required.

7.4 Board noted the process and next steps for the project adjustment requests that would be completed by end of December. **ACTION** - Board members and Chair would receive the PARs to review by email in December 2024. Delegated approval and sign off is with the Council's S151 Officer.

7.5 In summary Board endorsed:

- The £1m grant reallocation to Morley Town Hall (£800k reallocation from Greener & Connected and £200k from Heritage Investment programme).
- The relocation of the Weaver Statue to the right-hand side of the Town Hall entrance next to the Miner Statue in advance of works beginning at the Town Hall. The relevant working group has also endorsed this, and the Conservation Officer has been consulted.
- The final extension of the Heritage Investment Fund boundary down to Queen Street South.

8.0 **AOB**

8.1 **ACTION** – GJ/DM to draft a paper to board on the Legacy of the Morley Town Deal Board. Legacy to be an agenda item for every other Morley Town Deal Board meeting.

8.2 **ACTION** – LW to book Morley Leisure Centre for future Morley Town Deal Board meetings on Wednesday afternoons 3-5pm.

9.0 **Date of next meeting**

9.1 29th January 2025, Location TBC
