

## Burton upon Trent Town Deal Board Minutes

10<sup>th</sup> July 2020

### Present

Ben Robinson                      Chair  
 Cllr Duncan Goodfellow        East Staffordshire BC  
 Cllr George Allen                East Staffordshire BC  
 Cllr Bev Ashcroft                East Staffordshire BC  
 Cllr Philip Atkins                Staffordshire CC  
 Cllr Philip White                Staffordshire CC  
 Valerie Burton                    Burton Civic Society  
 Mick Clifford                    Burton Civic Society  
 Peter Hardingham                Octagon Shopping Centre  
 John McKiernan                Parish Council Representative  
 Chris Plant                        Chamber of Commerce  
 Shaid Hussain                    Business and Community  
     Representative

### In Attendance

Andy O'Brien                    East Staffordshire BC  
 Thomas Deery                    East Staffordshire BC  
 Simon Humble                    East Staffordshire BC  
 Wayne Mortiboys                Staffordshire CC  
 Jonathan Turner                Cushman & Wakefield

### Apologies

Kate Griffiths                    Member of Parliament  
 David Chadfield                Coopers Square  
     Shopping Centre  
 Dennis Fletcher                Parish Council  
     Representative

Agenda Item No.	Subject	Decision / Discussion / Recommendation	Action Points	Date Action Required
1	Welcome and Apologies	The Chair welcomed the Board to the meeting and noted that there were apologies from David Chadfield and Kate Griffiths. Dennis Fletcher was also unable to make the meeting. Wayne Mortiboys and Jonathan Turner arrived late.	N/a	
2	Minutes of Friday 28 <sup>th</sup> February 2020 Town Deal Board meeting and Matters Arising	The minutes of the meeting were approved and it was confirmed that all matters arising items were on the agenda.	N/a	
5	High Street Property Intervention Project	As WM arrived late, this item was brought forward on the agenda and the Chair invited AOB present, who confirmed that: <ul style="list-style-type: none"> <li>• Work is ongoing to develop project proposals with a view to bring them to a conclusion at the next Board meeting in August, at which point there will be more detail about each project.</li> </ul>	AOB to update on this project at the next Board meeting.  JT to bring forward the Lathams work by the next Board meeting.	Next Board meeting (14 <sup>th</sup> August 2020)

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		<p>[REDACTED]</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> </ul> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> </ul> <p>[REDACTED]</p> <p>[REDACTED]</p>		
6	Presentation of Canal and River Trust Project	<p>As WM arrived late, this item was brought forward on the agenda and the Chair invited TD present, who confirmed that:</p> <ul style="list-style-type: none"> <li>• This proposal hasn't been previously considered by the Board, however there was a proposal document circulated in advance of the meeting.</li> </ul>	N/a	

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		<ul style="list-style-type: none"> <li>• The CRT has been involved in other Town Deal Boards in the region and were interested to see if Burton had any proposals that could link in with the Canal footpaths.</li> <li>• CRT were asked to look at the area between Branston Water Park and Shobnall because the Board are already considering interventions at Burton Rugby Club and Sinai Park House and the Canal connects the two.</li> <li>• The CRT proposal sets out 3 options; the first is as described above, the second goes further from Shobnall to Eton Park School, and the third goes from the school up to the Dove Aqueduct (which would be the whole 8.9km length of the Town Deal boundary). The third option is the least used currently.</li> <li>• For option 1, the CRT feel they would likely be able to achieve a 2m clearance in upgrading the towpath. The existing path is akin to a desire line insofar as that it is uneven, well-trodden and not very wide.</li> <li>• The proposal would be to level the towpath and upgrade it with materials that are in keeping with the surroundings of the path as well as being easy to maintain (self-bind dust finish).</li> </ul> <p>█ [REDACTED]</p> <p>█ [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> <li>• Generally speaking, there are good access points along the towpath, though some of these could benefit from improvements. These access points could enable good drop in/drop out travelling along the path.</li> </ul> <p>Following questions, it was confirmed that:</p> <ul style="list-style-type: none"> <li>• No information at this stage as to whether some costs could be saved by using volunteers, however it would be discussed with the CRT at the appropriate point in time.</li> <li>• It would be beneficial to knit this proposal in with the emerging Local Cycling and Walking Infrastructure Plan being brought forward by Staffordshire County Council.</li> <li>• The current path becomes difficult to travel in the winter near the Shobnall area due to mud, so this proposal would improve that.</li> <li>• It may benefit to take a hybrid approach between the options, but this could emerge out of the forthcoming consultation and the Boards preference. Similarly, it could be possible to take this forward in phases and complete the other options in the future, but this would depend on the availability of funding in the future.</li> </ul>		

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3	Presentation of Burton Library Project	<p>The Chair invited WM to present and it was confirmed that:</p> <ul style="list-style-type: none"> <li>• The County Council is reviewing its property portfolio across Staffordshire and there are three that fall within the boundary of the Towns Fund; the library, the children’s centre, and the Grange Street offices.</li> <li>• SCC are looking to consolidate preferably within a single site in the town centre.</li> <li>• There is a site that is currently being reviewed that SCC feel could accommodate the library and the office requirement and there are a range of considerations – ongoing cost, encouraging footfall in the town centre, capital costs.</li> <li>• Moving out of the existing library site would open up new regeneration opportunities on the existing site on the waterfront.</li> <li>• There are good linkages between this proposal and the further guidance, particularly in terms of improving a cultural asset and the potential redevelopment.</li> <li>• Architects have been commissioned and the outcome of their work will be reported in the next work, but feasibility work shows that the potential new property could accommodate everything SCC are looking at, but the cost of doing so is still unknown.</li> </ul> <p>Following questions, it was confirmed that:</p> <ul style="list-style-type: none"> <li>• Moving to an alternative site could prove more cost effective in the longer term.</li> <li>• The consolidation into a new site would probably entail the library services being provided on the ground floor with offices in upper floor(s), with some potential for business incubation space as well.</li> <li>• The alternative site is within the town centre, not edge of town, and the Civic Society would prefer that the existing site is retained for public access.</li> </ul> <p>■ [REDACTED]</p> <p>■ [REDACTED]</p> <p>AOB also confirmed that the estimated costs and calculations for each proposal would come out through the drafting of the investment plan and so will be available for Board members to scrutinise at the next meeting in August.</p>	N/a	
4	Discussion on the Washlands Bridge project	<p>The Chair invited WM to present and it was confirmed that:</p> <ul style="list-style-type: none"> <li>■ [REDACTED]</li> <li>■ [REDACTED]</li> </ul>	N/a	

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		<ul style="list-style-type: none"> <li>• The crossing section over the river is the most expensive, but most important section, as this element incorporates the preferred style and design.</li> <li>• SCC has separately been developing its Local Cycling and Walking Infrastructure Plan, which doesn't include the bridge, but it does identify the short, medium and long term priority areas for cycling and walking improvements.</li> <li>• There are a number of schemes, particularly short and medium term, which could be accelerated through the Towns Fund instead of the Washlands bridge in order to make connectivity improvements to existing routes at a lower cost. This could also complement the Canal and River Trust proposal.</li> </ul> <p>Following questions, it was confirmed that:</p> <ul style="list-style-type: none"> <li>• Having a navigable route across the river in times of flooding would be nice to have, however the cost may not provide value for money in terms of the Towns Fund.</li> <li>• There could be opportunities to utilise lighting on the bridge to make it an iconic structure and illuminate the bridge in particular colours in order to respond to particular events, locally and nationally.</li> <li>• There were three design options considered previously; modern, traditional, and functional. The preferred option is modern and the alternatives would probably not make significant savings, but these could be costed. The contingency is significant at the moment whilst there are a lot of unknowns, particularly with ground conditions.</li> </ul> <p>■ [REDACTED]</p> <p>■ [REDACTED]</p>		
7	Overview of other projects being considered	<p>The Chair invited AOB and JT to present and it was confirmed that:</p> <ul style="list-style-type: none"> <li>• There are clusters of activity; one around the town centre and the Washlands area and the other around the Branston Locks area and there is a narrative that can stitch these together.</li> <li>• The next meeting will provide the opportunity to better scrutinise the proposals and agree which ones will be put out for public consultation.</li> </ul> <p>On Sinai Park House:</p> <ul style="list-style-type: none"> <li>• JT is leading on bringing together the Sinai Park House proposal into a more digestible</li> </ul>	<p>JT to look into Sinai Park House's application to HLF and reasons for it being unsuccessful</p> <p>JT (with Lathams) to provide the 3D modelling and masterplan work at the next meeting (High Street Property Intervention Project)</p>	<p>As soon as possible</p> <p>Next meeting (14<sup>th</sup> August 2020)</p>

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		<p>form for the Town Investment Plan and so this should be available in a draft format for the next Board meeting.</p> <ul style="list-style-type: none"> <li>• Sinai Park House has got a comprehensive amount of information relating to their proposals as they have previously looked at Heritage Lottery funding. [REDACTED]</li> <li>• [REDACTED] is essentially for the element of the building that has not yet been brought into use, creating some habitable rooms to establish a high quality B&amp;B arrangement to complement the visitor attraction.</li> <li>• The building is a significant heritage asset and so being able to preserve the building in addition to cultural and visitor attraction elements is a compelling argument for consideration.</li> <li>• Sinai Park House [REDACTED] [REDACTED] are looking at the next round, which could complement the Towns Fund.</li> <li>• There was a discussion on whether the Sinai Park House proposal provides value for [REDACTED]</li> <li>• There may be obligations on the Local Authority if the building falls into disrepair in the future.</li> </ul> <p>On the High Street Property Intervention project, discussed earlier, JT was invited to confirm:</p> <ul style="list-style-type: none"> <li>• Lathams are continuing to work on the wider context piece for the masterplan area and have been producing a 3D model of the area to enable them to then start to build some massing and spatial planning of the area.</li> <li>• This work is coming together at the moment and JT has seen some early drafts of the model, over the next week or so this will be layered against the uses that may fit into those spaces.</li> <li>• This should be available by the next meeting.</li> </ul> <p>On Burton Rugby Club:</p> <ul style="list-style-type: none"> <li>• This was discussed in February following a presentation from the Rugby Club regarding their plans for the site at Branston Locks.</li> <li>• The Club were looking for [REDACTED] for an All Weather Pitch with surrounding facilities to complete their new home.</li> <li>• This project helps to achieve a Council strategy, the Outdoor Spaces Development and Investment Plan.</li> </ul>	<p>JT and ESBC/SCC to work with the University of Wolverhampton to understand their ambitions for Burton.</p>	<p>Next meeting (14<sup>th</sup> August 2020)</p>



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		<p>On the University of Wolverhampton:</p> <ul style="list-style-type: none"> <li>• Universities are clearly going to be having a difficult time in the coming months as they respond to COVID-19 and Wolverhampton will be no different.</li> <li>• In advance of the next meeting, we will need to understand the ambition of the university moving forward in relation to Burton.</li> </ul>		
8	Early allocation of £750,000 towards 2020/21 projects	<p>The Chair invited AOB to present and it was confirmed that:</p> <ul style="list-style-type: none"> <li>• Government are prepared to give each of the 100 towns a sum of money between £500,000 and £1m and Burton's allocation is £750,000. This is determined by the size of the population.</li> <li>• There is a deadline of the 14<sup>th</sup> August to confirm how this funding will be used for spend and completion during 2020/21. This means that projects must be shovel ready.</li> <li>• This does not leave a lot of time given that we are part way through the financial year and the amount is probably not significant enough to complete many of the proposals, which leaves a few options.</li> <li>• Some of the options that this funding could be used for are: an extension of the Station Street project onto High Street; the Canal and River Trust towpath proposal; the Burton Rugby club investment completion. The last project is probably the least likely given the timescale requirements.</li> <li>• ESBC will work closely with SCC to understand how this can be pushed forward in the right way.</li> <li>• This allocation does not affect the £25m possible funding from the Towns Fund, it is a separate allocation of funding and is not taken from that (confirmed by Government).</li> </ul>	ESBC and SCC to work on submitting a proposal	14 <sup>th</sup> August 2020
9	Update on general market conditions during COVID-19	The Chair invited JT to present, who provided a brief overview of how city and town centres are performing during the current pandemic.		
10	Any other business	There was no other business.		