

<b>MEETING:</b>	Goldthorpe Town Deal Board
<b>DATE:</b>	Thursday, 19 August 2021
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	THIS MEETING WILL BE HELD VIRTUALLY

**BARNSLEY METROPOLITAN BOROUGH COUNCIL**

**GOLDTHORPE TOWN DEAL BOARD**

**19 August 2021**

**Present**

- 204 APOLOGIES - CHAIR**
- 205 MINUTES FROM THE PREVIOUS MEETING - ALL**
- 206 DECLARATION OF INTEREST - ALL**
- 207 TOWN PLAN UPDATE - RACHAEL ALLINGTON**
- 208 ACCELERATED PROJECT UPDATE - SOPHIE MOORE**
- 209 TIP PROJECT DEVELOPMENT INCLUDING RISKS AND FINANCIAL PROFILE - RACHAEL ALLINGTON**
- 210 HOUSING REGENERATION DEEP DIVE - ALISON DALTON / SARA SCHOLES (BMBC)**
- 211 COMMUNICATIONS PLAN AND BRANDING - MIKE COTTON**
- 212 GOVERNMENT UPDATES - JUSTIN HOMER**
- 213 SHEFFIELD CITY REGION UPDATES - JENNEFER HOLMES**
- 214 FORWARD PLAN - RACHAEL ALLINGTON**
- 215 ANY OTHER BUSINESS - ALL**
- 216 MEETING SCHEDULE**
- 217 MINUTES**

**Goldthorpe Town Deal Board  
Thursday 19<sup>th</sup> August 2021 | 2pm – 4pm  
Meeting Minutes**

**Present**

Derek Bramham, Councillor Wendy Cain, Councillor Alan Gardiner, Councillor May Noble, Councillor Dorothy Coates, Claire Dawson, Michael Bunting, Jeremy Budd, Matthew Stephens, Andy Lock, Rachael Allington, Lynsey Law, Rebecca Gamble, Alison Dalton, Sara Scholes, Sarah Cartwright, Suzanne Brough, Michael Cotton.

### **Apologies**

Paul Clifford, Allan Joyce, Councillor Neil Danforth, Jennefer Holmes, Justin Homer, Pauline Phillips, John Twigg

### **Minutes of previous meeting**

Proposed by Cllr Noble, Seconded by Michael Bunting – accepted as a true record.  
Matters arising – none.

### **Declaration of Interest**

Cllr Noble – Playhouse  
Michael Bunting – Embankment  
Claire Dawson – Embankment

### **Actions from last meeting**

- Former primary school site

Rachael Allington, provided an update on the disposal of the former primary school site which is still progressing. Rachael shared the revised proposed timeline

- August 2021, Pre-planning design change consultations
- September 2021, Revised Planning Application submission
- January 2022, Planning Decision
- February 2022, Start on site construction
- January 2023, Opening

Board requested involvement in discussions once the transaction has completed.

- Town Board Review

A draft skills audit template has been circulated to board members, the completion of this isn't mandatory but by filling this out it will enable us to identify whether there are any specific gaps with the board memberships and we can look to strengthen this. Kate Willard, working on behalf of MHCLG, has offered a few potential dates to run a session to provide support for board membership.

**Action: Lynsey Law to circulate potential dates to Board members for comments.**

### **Town Plan Update**

#### **Accelerated Funding Update – Rachael Allington**

MHCLG are looking to release £1,155m of the £23m Towns Funding allocation early which is positive. The monies part of the allocation and not in addition therefore we need to be prudent in the use of the funding in respect of ensuring that it is accounted for within project delivery windows.

#### **Horse & Groom – Sophie Moore**

Sophie advised that the tender deadline for the demolition contract is Friday 20<sup>th</sup> August 2021. The demolition application is to be considered at the September PRB. Subject to this approval demolition works will begin in December.

Public Consultation regarding the future of the Horse and Groom site has been very positive, 202 responses to date have been received, respondents supporting the proposals, with only 4 respondents not wanting to see the pub demolished.

Cllr Noble acknowledged that the signage removed from Horse and Groom will be incorporated into the new square but requested whether art work / mural of the Horse and Groom be added to the side of the library building to overlook the new square? Proposal to be considered.

### **Goldthorpe Hotel**

Michael Bunting asked whether there is any further information regarding the building, Sarah Cartwright advised that the owners wish to renovate the building themselves rather than selling to the Council, awaiting planning application for this to proceed as one submitted last year was rejected by the Planning Department.

Discussion took place with board agreeing that the building in its current state is a detriment to the area and asked whether BMBC could try to intervene and support the redevelopment or whether Board members should meet owner privately to try to reach a way forward.

### **TIP Project Development – Rachael Allington**

**Programme Manager –** Following the departure of Elizabeth Wilmot from the organisation BMBC are looking to create a dedicated post to support the delivery of the Towns Investment Programme.

**Project Manager Resource –** Liane Holdsworth and Claire Farley will transfer to the Major Projects Team to formally work on the Culture/Community Hub and Phoenix Park projects. A dedicated Project Management role to support the Housing Project is also being considered.

### **Highlight Report**

Rachael Allington shared her screen with the Board to show the MHCLG highlight report template. This will be updated on a monthly basis by Project Managers ahead of the Board meeting. At programme level all projects shown as amber, due to business cases pending approval. Consultancy support is being procured to assist with the Economic Case assessment and appraisal.

Specific updates to note:

A position paper is being prepared for Board regarding the delivery of the Employment Land that will present alternative delivery options proposals which will still see the focus on facilitating and creating commercial floorspace

### **Housing Masterplan Deep Dive Presentation**

A presentation was given by Alison Dalton

### **Pre-1919 housing stock**

Issues including anti-social behaviour, empty properties, large proportion of private landlords, lack of greenspace.

BMBC stock condition survey carried out.

Working alongside Arcadis to prepare a high-level strategy to improve the area including:

- New Build Housing
- Low Carbon measures to new and old properties
- Retrofitting old properties
- Public Realm / Public Art on terrace property gable ends.
- Active Travel links including secure cycle storage and improved cycle routes.
- Rear boundary and alleyway works – options to be worked up with the assistance of architecture students at Sheffield University.

Strategy to be used to facilitate discussions with the local community.

### **Goldthorpe Market Site – Sara Scholes**

- Outline plan (3 bungalows & 8 houses) being used to facilitate discussions surrounding the new build development on the site.
- Planning application to be submitted 1<sup>st</sup> October 2021, pre-Christmas approval and start onsite by March 2022 if agreed.

### **Housing Next Steps**

- Complete Business Cases
- Developing Detailed Designs
- Public Consultations
- Equality Impact Assessment

### **Questions / Comments on the Housing Deep Dive**

Cllr Coates – Are there any plans for smaller dwellings for single people to be included in the housing developments? Have discussions been held with Parks regarding the planting of / maintenance of trees on the site once developed?

Response from Alison Dalton – To take on board comments as both elements need to be included in the development of the plans.

Cllr Noble – Are there any plans for the Golden Nugget Public House at the top of Cooperative Street?

Response from Alison Dalton – preparing proposal responses to the pub landlord regarding the value of community assets.

Matthew Stephens – referred Housing Team to new estate being developed in Blackpool by the local council. Alison Dalton & Sara Scholes to investigate this.

Andy Lock – referred Housing Team to new development in Leeds. Alison Dalton & Sara Scholes to investigate this.

Sarah Cartwright – A significant amount of monies would be required to develop the quality housing provision that the people of Goldthorpe deserve.

Michael Bunting – appreciated the presentation and felt that the works are inspirational.

**Communications** – Michael Cotton shared his screen with the Board to provide a brief presentation.

- Need to ensure we provide proactive timely updates at key milestone stages during the delivery of the TIP
- Consultation and press release on accelerated schemes ongoing.
- TIP Case studies are now live on the website.
- Light touch consultation exercise was carried out at Phoenix Park event in July.
- “Have Your Say” section of Council website now has links to the consultation exercises on going.
- Consultation date extended to mid-September to allow details to be passed to families via the local schools.
- Town Investment Plan Boards and leaflets to be a permanent feature in the Goldthorpe Library to allow people without digital access to find out more information.
- Press releases sent to Barnsley Chronicle and the Dearne Weekender to ensure they reach a wider audience.

**Branding** – work on going to develop a long-standing brand to bring all the Town Investment Plan and vision together. Copper Design Agency working with BMBC and representatives of the board to progress this, meeting to be held in September to discuss.

### **Government Updates**

Updates not available

### **Sheffield City Region Updates**

Updates not available

**Forward Plan – Rachael Allington**

- Next month the Board will be taking a ‘deep dive’ look at the High Street project.
- Barnsley and Rotherham Chamber of Commerce will be attending Board to provide a proposal on how they can support business engagement within the local area
- A forward plan of the Business Case approval timescales for each project will be provided to board that will show the process for meeting the 22<sup>nd</sup> March 2022 deadline for submission of summary of completed Business Plans to MHCLG.
- Liane Holdsworth and Claire Farley to provide a presentation/proposal on the legacy of Discover Dearne and future fit with the TIP.

**Any Other Business**

**Shaping Places**

Unfortunately, the Council has been informed that it’s Shaping Places Health Foundation bid has been unsuccessful. This has been a highly competitive process nationally and the Goldthorpe proposition has progressed through two funding rounds but has unfortunately not been selected as one of the 4 bids to progress to full development.

The bid writing team has met with the Shaping Places team for some initial feedback, who advised that they recognised many strengths within the proposal, particularly the learning journey, our strong partnerships and governance but other areas had more clarity about their focus on system change and disruption which were closer to their programme aims.

The team would like to pass their thanks on to the Town Board and the Dearne Area Council for their support in the bid writing and evaluation process.

From a learning perspective, we have also embedded learning from this process into our approach and used this in our bid for Community Renewal Funding in the Central Area at a value of £2.4m. Therefore, the learning from this process has been invaluable.

**Date and Time of Next Meeting**

Thursday 16<sup>th</sup> September 2021 2pm (virtual)

Board members to note that with effect from January 2022 meetings will move to a six weekly rather than four weekly rotation.

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Chair