

Minutes

Meeting Title: Penzance Town Deal Board

Date: 16th November 2020

Time: 08:15 to 10:30

Location: Microsoft Teams

Chaired by: Martin Tucker

Attendees: Voting Members: Nicole Broadhurst (NB), Dick Cliffe (DC), CC Tim Dwelly (TD), Henry Garfit (HG), Hester Hunt (HH – joined at 08:21), Emmie Kell (EKell), CC Jim McKenna (JMck), Cornelius Olivier (CO), Rob Parsons (RP), Sarah Shaw (SS), Susan Stuart (SSt), Derek Thomas MP (DT), Martin Tucker (MT – left the meeting 09:58 to 10:10), Tim Wotton (TW), Rachel Yates (RY).

Non-Voting Members / Officers: Beth Briggs (BB), James Hardy (JH), Claire Hurley (CH), Emily Kent (EK), Jess Morris (JM), Phill Woods (PW).

Apologies: None

Minutes

Action

1 Welcome and Apologies

- No apologies received.
- MT noted that, due to the importance of project discussion, he would be moving to item 5 on the agenda for a brief update and then into the project specific items in order to give full attention to those items.
- MT also noted that, due to ongoing discussion, Item 6(b) would be deferred until the next Board meeting.

2 Declaration of Interests

- None.

3 Minutes of the Last Meeting

- Not covered.

4 Matters arising not covered on the agenda

- Not covered.

5 Strategic TIP development – overview by Phill Woods

- PW updated on guidance received from Government.
- Two main messages:
- Strong projects as a package, one weak project can cap the amount awarded for the whole investment plan. Advice to think carefully about including projects that there is any doubt over as there is a risk of devaluing the TIP.
- Government will be scrutinising value and submitting a stronger cohesive bid of a lesser value is preferable to submitting a bid at the full £25m with weaker projects/narrative.

6 Projects for consideration:

- CH updated on next steps for projects.
- CH to produce a one-pager ahead of next Board meeting to allow Members to review the shortlist of projects and their value.

a) Newlyn Skills

- RP introduced the revised proposal, which had been circulated prior to the meeting.
- RP noted that the previous EoI had not fully encapsulated the Town Deal requirements and the new proposal contained more detail around deliverability and outputs.
- RP noted that this proposal was inputting into a larger regeneration scheme.
- Aim is to provide a fit for purpose, multi-use training facility covering all aspects of marine skills as well as offering space to others.
- RP and JMCK left the meeting at 08:41
- Members noted the importance of encompassing Newlyn in the TIP. However, it was noted that any project included should be the right fit for the TIP.
- Members noted that the project could fulfil an important gap in terms of skill provision.
- RY commented on the potential positive impact on people and planet.
- Members appreciated the range of skills and services this project could deliver, and that this was a significant industry in the town.
- It was noted that further information was needed on business development and community consultation.
- EKell noted the requirement to clarify the number of apprenticeships on offer.

- Members agreed that this project should proceed to scoring.
- RP and JMck re-joined the meeting at 08:55.

b) Oasis nursery

- Item deferred.

7 Projects for decision

a) Transport

- CH shared a presentation to outline the project.
- CH noted that this project tied into the current transport schemes but with a greater focus on benefit to residents, improvement to wellbeing and supporting the sustainable transport strategy. Some of the projects would also contribute to
- Part of longer-term plans in the town with a strong link to town deal criteria.
- JM ran through the specifics of the project, exact locations around the town and improvements in each area for Members' benefit, outlining each project and how they tie into other regeneration and land use projects.
- TD, EK, JMck, CO and PW left the meeting at 09:05.
- The Board considered that this was a large proportion of the fund.
- JM noted the level of contingency currently factored in that it was hope that the cost would come down, but the Board was being asked to approve the maximum ask.
- The level of match funding was discussed, with the Board hoping that more match could be sought.
- JM noted that this overall project would tie in all regeneration both within the TIP, but also including Future High Street Fund projects, tying the whole town together in terms of sustainable transport strategy.
- It was noted that poor public realm deterred residents and tourists from using spaces within a town.
- Members considered the possibility of removing some of the projects to reduce costs. JM felt that the projects work together as a whole and would not offer the same coherence if broken up. It was also noted that this project would serve to enable a number of the other key projects.
- EKell suggested a discussion with the LEP. She offered to pick up this conversation with them.
- It was noted that an enabling project, although important, needed to see significant outputs from the projects it is enabling.
- MT summarised that the projects for TIP inclusion had not been finalised and that some re-working of the ask may be required, but that the proposal at the moment was to approve the inclusion of the overall

transport project in the TIP, reviewing and refining in due course as appropriate, following agreement of all key projects to be included in the TIP.

- **ACTION:** EKell to explore opportunities with the LEP.
- **ACTION:** Transport group to continue to pursue match funding opportunities.
- The Board agreed that this project should be taken forward for inclusion in the TIP.
- TD, EK, JMck, CO and PW re-joined the meeting at 09:22

EKell

Transport
sub
group

b) Regeneration

- An overview was circulated with the agenda.
- SSt gave a summary of the projects, which have a combined aim of using underutilised and redundant buildings in the town centre and along the waterfront to drive economic regeneration.
- SSt noted fit with priority within spatial strategy, neighbourhood plan and LEP strategy and Cornwall local plan.
- Lavigne Lonsdale has been working with private sector business owners to work up proposals for four town centre buildings.
- The proposals for upper floors include high end residential, or self-build units.
- Awaiting further valuation information from Alder King in order to allow for scoping of revenue models to prove financial viability.
- SSt noted that there was a long list of projects within the town centre which allowed for adjustment should a shortlisted property not be able to move forward.
- Regarding the waterfront development, the proposal is to house a bouldering centre, with skate facilities or commercial units being considered in addition.
- It was noted that match funding of around 50% was available through the private sector, with the additional ask being made up of the revenue costs of managing the development of the projects and through the first few years of operation.
- Members noted the impact in areas across the town.
- Impact on the environment was queried and was identified as something that needed to be addressed in the TIP.
- The impact on health and wellbeing was also noted.
- The concept of a delivery vehicle for the purchase of property was discussed, with creation of a new entity versus an existing company facilitating this.
- SSt noted that revenue costs had been factored into the proposal to cover the recruitment of management teams to manage the process.

TD commented that track record of any such entity may be of concern to Cornwall Council and Government when considering proposals.

- RY enquired as to contribution to carbon neutrality, as well as the need to benefit existing residents of Penzance.
- RY noted concern of the waterfront site, and what the environmental impact was and the EA's advice on best use of the land.
- SSt advised that Lavigne Lonsdale were working with the EA to address these concerns.
- CH made a general point around projects in that the nature of Penzance meant that transformational projects were likely to take the form of clusters of projects working together to form a whole.
- CH noted that the threads would become clear through the projects as the final list was formed and reiterated the need for projects to be transformational.
- The Board agreed that this proposal be taken forward for inclusion in the TIP, subject to potential revision when all projects are finalised for inclusion and overall budget is considered.

8 Projects with recommendation for decision:

a) LiveWest

- TW left the meeting at 09:57
- MT temporarily left the meeting at 09:58, RP took the Chair for the remainder of the meeting.
- It was noted that this project had been discussed previously and Members who scored had requested some clarity from LiveWest which had been provided.
- Recommendation from scoring panel is inclusion, however it was felt that there were still questions to be answered. These were discussed as follows:
- LiveWest committed to sustainability, question around what this project would look like if Town Deal funding was not available to them. What additional benefit is Town Deal funding offering to their programme of work around sustainability and how does the investment fit into the bigger picture of LiveWest long term plan.
- Also need confirmation on exactly where the 300 houses are – would these locations fit with criteria around gateway/town centre regeneration
- Detail required on structural approach to skills development – feel that this would be key to Town Deal contribution.
- Key is that the investment needs to be on top of any planned investment in sustainability and can be proven to be transformational.

- JM advised that feedback from LiveWest suggested that retrofit and photovoltaics would not be possible without Town Deal investment.
- Potential that Town Deal investment could secure commitment a second phase of LiveWest development in Penzance.
- The issue of fuel poverty in Cornwall, would like to see something from LiveWest in terms of challenging that as well as sustainability.
- TD noted support of the fact that this project was investing in improving the living standards of local people and the level of match funding would be beneficial to the TIP and to the town.
- Match funding was discussed more generally and the requirement to go back to successful applicants and encourage sourcing of additional funding in order to improve the overall offer to Penzance through the Town Deal.
- More information was also requested regarding how LiveWest plan to address the skills deficit. A more robust stance on skills development and providing local jobs in order to deliver the project, was requested.
- There was support for development of play space as part of the proposal, noting the current lack of such outdoor space, but it was felt that this could go further.
- Members noted the advice in the guidance regarding delivery of new public spaces, feel that this should be a point of emphasis in the TIP.
- LiveWest should be challenged on this provision and asked whether the proportion of the proposed spend could be reviewed to allow for more amenity space provision.
- The Board agreed that this project should be included in the TIP, subject to LiveWest providing more information on the shape of the project without Town Deal funding, how this investment fits with their longer term strategy in terms of transformation, what their strategy is to address fuel poverty, a more robust stance on skills development/job provision and whether the proposed provision of outdoor space could be increased.
- TW re-joined the meeting at 10.17.

b) Penzance Harbour

- TD, EK, JMck, CO and PW left the meeting at 10.17.
- CH advised that the recommendation from the scoring panel was that this project be included in the TIP, but with conditions around seeking additional investment/match funding to support.
- The panel recognised the project as developing an important strategic asset, providing regeneration in a key sector.
- CH noted that this was the first phase of a longer-term investment.

- CH reminded Members of the content of the proposal and noted that the proposal cut across multiple strategic criteria including regeneration, transport and enterprise.
- SSt noted that the project as a whole (first phase within the TIP and future phases) was transformational for the town.
- RY requested a closer examination of environmental sustainability. EKell advised that the scoring panel interrogated this, and the applicant is aware of this requirement and advised of some carbon footprint reduction that the works would facilitate.
- RY noted she was happy to work with the applicant on this aspect.
- The Board agreed that this proposal should be included in the TIP, subject to further refinement where necessary.

9 Update on Cultural proposals

- CH noted that the individual proposals required scoring but advised that work was being done with the applicants of the proposals to discuss collaboration of these projects and to ensure they are not competing.
- The applicants are working with Cornwall Council on putting together as a proposal and examining how Cornwall Council can strategically support cultural assets.
- The scoring panel will be coming back to the Board having scored all the projects individually and with more detail as to the cultural offering as a whole.
- TD, EK, JMck, CO and PW re-joined the meeting at 10.25.
- EKell noted the importance of cultural assets to Penzance's identity and felt it was important for the TIP to represent this.
- HG reiterated the importance of the contribution of this sector to the town's economy.
- TD advised that he felt investment in new projects was important, rather than investing in existing organisations.
- It was noted that this would be on the agenda of the next Board meeting for further discussion.

10 Budget update

- CH noted that the budget update was circulated with the agenda pack.

11 Any other business

- TW was aware of an additional cultural organisation who may be interested in submitting a proposal.

- MT advised that he was having a further meeting regarding Oasis Nursery and would circulate a message to the Board following this meeting.

12 Date of next meeting

- Monday 7th December, 08:15 to 10:15.