

Todmorden Town Deal Board

17th September 2020

Meeting notes

In attendance:

Members

- Cllr Dacre (Co-Chair)
- Tim Benjamin (Co-Chair)
- Cllr Press
- Mr Leigh MBE (Representing Craig Whittaker MP)
- Cllr Carrigan (Town Council Substitute)
- Tony Lawson
- Stephen Curry
- Frankie Mullen
- James Duffy
- Andrew Kim
- Barbara Jones

CMBC Officers

- Karen Houghton, Programme Manager
- Sarah Richardson, Assistant Director of Customer Services
- Richard Armitage, Housing Enabling and Projects Manager
- Daisy Wilde, Neighbourhood Coordinator

In Attendance

- Cllr Scullion, CMBC Member (Deputy Leader and, Cabinet member and Portfolio holder for Regeneration and Strategy)

Apologies:

- Cllr Fenton-Glynn
- Town Cllr Skelton
- Craig Whittaker MP
- Pam Warhurst
- WYCA Representative

Welcome:

Cllr Dacre and Tim Benjamin Chaired the meeting.

Cllr Dacre welcomed Cllr Carrigan. Named substitute for Todmorden Town Council.

A question was raised regarding whether Board Members representing the private sector and community/voluntary sector could have substitutes.

If Board Members are representing an organisation, they can have a named substitute, but if Board Members are attending as an individual they cannot. The Town Council are allowed a named substitute.

Minutes of last meeting – 10th September 2020

To be discussed in next week's meeting.

Register of Interests

Cllr Dacre asked Board Members to consider whether they have any pecuniary (financial) interest for any of the projects which would mean they could not be involved in decisions concerning it.

Board Members were asked to consider whether they have a conflict of interest, for example, involved in a project which could be in competition with another project.

Board Members were also asked to inform if they have any personal interests in a project.

Board Members were asked to indicate in the 'chat function' if they have any pecuniary interests, personal interests or any other conflict of interest.

Board Members will be asked to temporarily leave the meeting if they disclose a pecuniary interest relating to a specific project.

Pecuniary interests, conflict of interests and personal interests will be noted in the minutes. This will act as a record.

Noted interests

Cllr Scullion informed she would have to express an interest in the Rose Street development as the CLT (Community Land Trust) are in negotiation as one of the possible providers of that project. She is a member of CLT and married to the secretary. It was agreed that because Cllr Scullion did not have voting rights, it would not be necessary for her to leave the meeting. Cllr Scullion however will take no part in the discussion.

Cllr Dacre informed she would have to express an interest in the Rose Street development also, as a member of CLT. She will leave the meeting during discussions relating to housing for this project.

Barbara Jones expressed an interest in the TLC (Tod Learning Centre) proposal. She will leave the meeting during discussions about this project.

Stephen Curry informed that he does not represent the UCVR (Upper Calder Valley Renaissance) on the Board and that his interests with the Living Lab Wetland Project do not entail financial interests. Nor is the project in competition with other similar projects. With regards to the Bramsche Square, Rose Street and surrounds - Rejuvenation and Regeneration proposal, whilst Stephen informed that although he is a member of TCP (Tod Civic Pride) and Chair of UCVR, the support for the proposals from both organisations is only that they have support to develop them for further consideration by the Board. No interests to declare.

James Duffy informed he is a member of Tod Community Bandstand Group and CVCLT (Calder Valley Community Land Trust).

Introduction

Cllr Dacre informed that Karen would present the proposals, akin to last week. The categories that would be discussed would include 'Heart of Town Centre', Enterprise, Learning and Skills, plus the remaining Arts, Heritage and Culture proposals that were not discussed last week.

The order of the agenda was changed to enable the proposal for Rose Street to be presented by Richard Armitage.

Cllr Dacre asked that Board Members indicate in the 'chat function' if they would like to make comments and/or ask questions.

Matters Arising

Q – Normally the vision is defined first before exploring specific projects. Will this be defined at a later stage? For example, what is Tod.

A – Miro Board exercise intended to provide the building blocks for a vision as part of the wider plan. Ordinarily the Board would have dealt with the intermediate stage, a mini masterplan, and then considered individual projects, but this has not been possible in the timeframe. It will be the job of CMBC officers to build projects chosen into an overarching theme and vision based on the Miro Board exercise.

Heart of Town Centre, Town Hall and Rose Street Proposals

Richard Armitage, CMBC Housing Enabling and Projects Manager introduced. Richard gave an overview of the Rose Street, Bramsche Square scheme. Reference was made to the report presented to cabinet in March 2020.

Q – In the Rose Street document, it does refer to a consultation report. Would like to see that consultation report to see what consultation they did with the community.

A – We can have a look for that report and share what we find.

Action: CMBC Officers to find and share consultation report with Board Members.

CLlr Dacre shared that a lot of work had been done on the Rose Street proposals in the Cabinet Report and they had been agreed by the previous Town Board after consultations. Housing is needed, particularly social housing. Post Covid there is a need for housing in the centre of town even more.

The Heart of Tod, RealCo. Design Ltd proposal and Bramsche Square, Rose Street and surrounds – Rejuvenation and Regeneration proposal were referred to.

Overview of Town Hall proposal shared.

FuturoHaus

- Consideration needs to be given to the flood risk, particularly in relation to the sub ground floor
- Seen as unique and a strong icon for Todmorden
- Concerns that it is very close to the Town Hall, Grade I listed building
- Old and new juxtaposition can be done well – example the Louvre
- Consultation is key and needs to be thorough
- Need to consider where would be the most suitable location

CLlr Dacre left the meeting due to an expression of interest.

Rose Street

- Huge impact on premium space for a limited housing impact
- Space could be better utilised for events and conferences etc.
- Identified a need for housing, particularly social housing – must consider if Rose Street is the best place for this
- Need to consider housing in the Town Centre vs potential other sites for housing

CLlr Dacre returned to the meeting.

Summary

- Housing proposal for Rose Street not supported by everyone
- Board to list some of the functions it would and would not like to see in the Town Centre for TIP
- The Board felt it may be useful for a sub-group to look at a small-scale master plan for Rose Street, Bramsche Square, Town Hall, Pollination Street, the market and surrounding areas

Action: Karen to include housing in the evaluation criteria.

Arts, Heritage and Culture Proposals

Restoration of the Bandstand in Centre Vale Park

-Sits nicely with a Centre Vale Park strategy, recognising the park as an important part of the community

The following questions were directed to James Duffy:

Q – Is there still an intention to look for an asset transfer?

A – Yes – more detail is in the business case

Q – Would like to see more about how income comes in and how things are fixed over time, so we do not have to worry about expenditure – would this be possible?

A – Business sponsorships, membership of the Community Bandstand Group, donations from events – income and expenditure accounted for in the business case

Park Mobile Café

-No comments made

Question for James Duffy:

Q – Would the mobile café take away from the current community café?

A – Would need to be considered and negotiated – there might be a possibility for the individual operating the café to work with the mobile café

People's History Museum (PHM) Todmorden

-Large ask without much breakdown

-Concerns were raised about the partnership with PHM not being clear

-Consideration to be given to whether there is a demand for this in Todmorden

-Heritage attraction beyond the Town Hall to mark historical events would be good

-May be good to tease out the functions – perhaps to be included in the Heart of Town Centre

Unitarian Church Lodge House Phase 2: Sustainability and Access improvements

-May struggle to fit within criteria

-Not enough direct benefit to the community

-Reached limit of benefit-cost ratio

Enterprise Proposal

Harley Mill Enterprise Hub

-Further investigation required about what need there is for enterprise spaces

-Relatively small ask compared to other projects, so may be an opportunity missed if evidence shows a demand for enterprise spaces

-Concerns raised about supporting private businesses

-If Towns Fund supported this it could open opportunities to access funds from elsewhere

Learning and Skills Proposals

Feed, Fix and Share

-Small scale in terms of financial ask

-Would struggle to say capital

-Perhaps if revenue funding, link with another proposal or help in some other way

-Small amount of money for a big impact

-Specifically addresses climate challenge

-Amount could be found elsewhere

Todmorden Multifunctional Food Hub

- Town Fund could support capital, but they have not found revenue costs – would need some more work around business planning
- Consideration to be given as to whether own premise is required or whether it could run from an existing building
- Function could find a home in the development of Rose Street or extension of the market

Living Lab Wetlands Project

- Not within current boundary, however this is being explored as noted below
- Needs more development
- Town Fund money may be a trigger to release other funds

Note: Karen has contacted Civil Servants about whether the boundary can be changed. Awaiting further information pertaining to this matter.

Todmorden Learning Centre and Community Hub

Questions directed to Barbara prior to her leaving the meeting:

Q – Is the boiler suitable?

A – Calderdale has kept up to the maintenance of the boiler

Q – Is there an asbestos issue?

A – Up to date asbestos report completed as part of the asset transfers. There were two sections not considered adequate and they have been sorted and paid for by CMBC

Q – Where will the ongoing support for this be?

A - All of the things the proposal is asking for are not necessary to run the building financially – cash flow shows this – these are things that enhance the building – income will be from hiring and leasing rooms, running bespoke events and grant funding – enhances the offer to local and wider community – part of overall vision

Barbara Jones left the meeting due to an expression of interest in the TLC.

- Well advanced, and the business case has already been extensively scrutinised
- Need to consider viability and whether some of what is proposed could be done elsewhere

Barbara Jones returned to the meeting.

Note: The Board was not quorate at this point due to Board Members having left the meeting. Discussions were ongoing but no decisions were made.

Education Provision - relocation to Todmorden college site

- Concern raised that this proposal would take the building away from community use if occupied by the school
- The education providers have said that they will continue to allow community use in the form of CMBC children and other services, evening classes, music lessons, and other uses as requested / booked in by the community, and will provide additional community services in the form of SEN provision which is not currently provided anywhere else
- Requires consideration by all Board Members

Note: CMBC officers not project sponsors. No permission sought for this to be outlined on the proposal.

Update regarding the Accessible overflows on Rochdale Canal (Canals and River Trust) proposal:

-Cost of work would be £150,000

-Whether suitable depends on if the boundary can be extended along the canal

Date of next meeting

Thursday 24th September 4-6pm.