

**NOTE OF A MEETING OF THE
NELSON TOWN DEAL BOARD
HELD REMOTELY VIA TEAMS
ON 5TH AUGUST, 2022**

PRESENT

S. Barnes (Chairman – in the Chair)

Members of the Board

<i>Councillor N. Ahmed</i>	<i>Pendle Borough Council (PBC)</i>
<i>Councillor D. Whipp</i>	<i>PBC</i>
<i>Councillor M. Aslam</i>	<i>PBC</i>
<i>Councillor Z. Ali</i>	<i>Nelson Town Council</i>
<i>D. Mendoros</i>	<i>Pendle Vision Board</i>
<i>L. Oddie</i>	<i>Oddie's Bakery</i>
<i>P. Hartley</i>	<i>In-Situ</i>
<i>D. Gordon</i>	<i>Lancashire County Council</i>
<i>D. Rothwell</i>	<i>Nelson and Colne College</i>
<i>C. Smith</i>	<i>Pendle Engineering Ltd</i>
<i>H. Warren</i>	<i>Department for Work and Pensions</i>

Also in attendance

<i>M. Nuttall</i>	<i>Property Director, Brookhouse Group</i>
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Consultants/Advisors

<i>D. Morley</i>	<i>David Morley Architects</i>
<i>J. Juritz</i>	<i>David Morley Architects</i>
<i>R. Moffat</i>	<i>Lambert Smith Hampton</i>
<i>D. Frost</i>	<i>Urban Edge Architects</i>

Officers in attendance

<i>J. Whittaker</i>	<i>Housing, Health and Engineering Services Manager, PBC</i>
<i>J. Stockton</i>	<i>Regeneration Manager, PBC</i>
<i>I. Bokhari</i>	<i>Senior Regeneration Officer, PBC</i>
<i>M. Williams</i>	<i>Tourism and Economic Development Officer, PBC</i>
<i>J. Eccles</i>	<i>Committee Administrator, PBC</i>
<i>J. Robinson</i>	<i>Committee Administrator, PBC</i>

(Apologies for absence were received from Councillor M. Iqbal and R. Bashir (Building Bridges)).

1. DECLARATIONS OF INTEREST

Members were reminded of the requirement to declare any interest they had on any item of business on the agenda.

2. MINUTES

The minutes of the meeting held on 8th July, 2022 were submitted for approval.

AGREED

That the minutes of the meeting held on 8th July, 2022 be approved as a correct record and signed by the Chairman.

3. BUSINESS RESILIENCE AND GROWTH – BOUNDARY BUFFER ZONE

The Planning, Economic Development and Regulatory Services Manager submitted a report which requested Board Members to consider a 'buffer zone' for the Business Resilience and Growth project only and further make a recommendation to Pendle Borough Council's Policy and Resources Committee for its creation. Subject to their agreement, approval would then need to be sought from the Department for Levelling Up, Housing & Communities.

When soft market testing was undertaken as part of developing the business case for the Business Resilience and Growth project a number of local businesses located just outside the official Nelson Town Deal boundary, identified in Appendix 1 attached to the report, expressed an interest in the funding. The buffer zone suggested was 0.5 mile from the official boundary as the crow flies and would cover businesses in Lower Clough Mill, North Valley Business Park and Northlight. Any business within this buffer zone would need to meet all eligible criteria and would also need to state additional reasons why they should be accepted for a grant including, for example, the number of their employees who are from the Nelson area and local supply chain links to Nelson.

Board Members felt that given the finite resources a clearer appreciation of demand within the existing Nelson Town Deal boundary was needed before the offer of funding was extended to businesses in the buffer zone. It was suggested that the buffer zone could be approved in principle with applications only allowed from businesses within the existing boundary in Year One with a view to allowing applications from businesses within the buffer zone in Year Two should the evidence suggest demand for the funding was low amongst businesses in the existing boundary.

AGREED

- (1) That the report be noted.
- (2) That Pendle Borough Council's Policy and Resources Committee be recommended to:
 - (a) Approve in principle the creation of a buffer zone 0.5 mile from the official Nelson Town Deal boundary as the crow flies for the Business Resilience and Growth project only.
 - (b) Approve only allowing applications from businesses within the Nelson Town Deal boundary in Year One of the project.
 - (c) Approve reviewing the take up from businesses within the Nelson Town Deal boundary at the end of Year One, with a view to allowing applications from businesses within the buffer zone in Year Two should the evidence suggest demand for the funding was low.

- (3) That overall approval from the Department for Levelling Up, Housing & Communities be requested subject to the recommendations being approved by Pendle Borough Council's Policy and Resources Committee.

4. TRAFALGAR HOUSE

D. Morley from David Morley Architects gave a presentation on the option appraisal study of Trafalgar House.

Following site analysis, an internal and external survey of the building and engagement with a range of stakeholders, a long list of potential options for the building had been developed. The options considered retention, demolition and redevelopment and a range of different uses. All nine options had then been assessed against market demand, affordability, achievability, economic risk, planning risk, political risk and sustainability criteria. This resulted in a shortlist of 3 options with end uses including residential and an EV charging hub. All of the shortlisted options would retain the Market Street frontage, show the greatest potential in relation to demand and have a strong sustainable proposition for achieving the net zero carbon goal.

Feedback was then requested from Board Members on the shortlisted options. Board Members in the main supported the proposals but concern was expressed that developing Trafalgar House as a mixed use space had been discounted too soon. Members requested for due regard to where the redevelopment of Trafalgar House would sit within the context of the wider masterplan/development proposals for Nelson Town Centre.

AGREED

- (1) That the options shortlisted by David Morley Architects, Option 1 – Town House Refurb, Option 2 – Town House New-Build, Option 3a – EV Charging Station and Option 3b – Double Stacked EV Charging Station be developed further and discussed at the next meeting.
- (2) That the availability of funding, tightening timescales and where plans for Trafalgar House would sit within the context of wider plans for Nelson Town Centre be considered as part of the further development of the shortlisted options proposed.

5. PROGRAMME UPDATE AND RISKS

The Housing, Health and Engineering Services Manager submitted a report which updated Board Members regarding progress with business case development, project/programme monitoring and the management of key programme and project risks.

An overarching timetable/plan for the development and assurance of business cases for each of the Nelson Town Deal projects detailing the key phases of work and milestones was provided in Appendix 1 attached to the report. With a status summary for each project provided in the report and a Programme Risk Register in Appendix 3 attached to the report.

It was noted that a further meeting had been held with the Programme Lead and a member of the central team at the Cities and Local Growth Unit (CLGU) to update them on the position with the Revitalised Nelson and Modernising Nelson's Industrial Potential projects and to discuss a request for an extension for the business cases. Following this, a formal request had been submitted asking that the Project Summary Document be submitted by 13th January, 2023, the date by which

CLGU have asked for Summary Documents to be submitted to enable payment of project funding for 2023/24 to Accountable Bodies.

It was reported that due to the changed position with the Modernising Nelson's Industrial Potential project, initial thoughts around a Project Adjustment Request were also discussed with the CLGU reflecting the potential options shared at the last Board meeting. A formal Project Adjustment Request would need to be submitted to CLGU in advance of business case submission. Further detail on this key project risk would be brought to the next Board meeting.

It was also reported that feasibility work was ongoing for a number of the target buildings in the Revitalised Nelson project including Trafalgar House and the Bankhouse Road site and that preparatory work for the acquisition of Pendle Rise by Compulsory Purchase Order was also ongoing.

It was also noted that the issue of inflation was raised at the meeting with CLGU where it had been clear that no further funding would be made available to overcome inflationary issues. They may, however, be sympathetic to a degree of flexibility where inflation is having a significant impact on projects.

Another key project risk related to the Strategic Leisure Review which was still ongoing and how its outcome may impact on the proposed investment in Wavelengths in the Healthy Towns project.

AGREED

- (1) That the progress regarding business case development and project/programme monitoring be noted.
- (2) That the key project and programme risks and mitigating actions be noted.

6. DATE OF NEXT MEETING

The next meeting was scheduled for Friday, 9th September at 10.00 a.m.

7. EXCLUSION OF THE PRESS AND PUBLIC

AGREED

That in pursuance of the power contained in Section 100(A)(4) of the Local Government Act 1972 (as amended) the public and press be excluded from the meeting during consideration of the next item of business on the grounds that if a member of the public and press were present during consideration of the item, there would be disclosure to them of exempt information which was of a commercially sensitive nature.

8. REVITALISED NELSON – PROJECT UPDATE

D. Frost from Urban Edge Architects gave a presentation on the Revitalised Nelson project.

The Chairman welcomed the work that had been done and feedback from the Board was generally positive. Clarification was sought on the process going forward to ensure that timescales would be met and that the project would be workable within the funding available. Public consultation and engagement would also be key. It was agreed that interested Board Members would join the

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project Working Group to input into the work. A number of Board Members volunteered their help at the meeting.

AGREED

- (1) That further work be done on the project for discussion at the next meeting.
- (2) That interested Members of the Board form part of the Working Group to input into work on this project in between Board meetings.
- (3) That proposals for consultation be developed and discussed at the next meeting.

Chairman _____