

Margate Town Deal Board Minutes

Date: 6 October, 2021 at 4:00pm

Venue: Virtually, via Google Hangout

Membership: David Smith CBE, Cllr Reece Pugh, Madeline Homer, Sir Roger Gale MP, Adam Bryan, Lesley Game, Sarah Martin, Eddie Kemsley, Sam Causer, Richard Ash, Stephen Darrer, Jesse Tomlinson

In attendance: David Smith CBE (Chair), Madeline Homer (MH), Sir Roger Gale MP (RG), Adam Bryan (AB), Sarah Martin (SM), Eddie Kemsley (EK), Sam Causer (SC), Stephen Darrer (SD), Louise Askew (LA), Natalie Glover (NG), James Clapson (JC), Chris Paddock (CP), Alex Russell (AR)

Apologies: Jessie Tomlinson

The Chair opened the meeting and asked LA to give a brief update as follows:

- Appointment of a Chair to the Board - The Board had reviewed the recruitment document, it was hoped that a final version would be ready by the end of the week. The Board was asked to assist in sharing the document once it was finalised.
Board share Chair recruitment information
- The governance document had been updated, and would be finalised by the end of the week. This would be shared with the Board Members for final comment and/or approval via email.
Share governance documents for Board Members final comment/approval
- A grant offer letter for £22.2million had been received from the Government, however it had some elements that needed amending, and once these had been rectified the letter would be shared with the Board.
Share Grant Offer letter with the Board
- CP and AR had created a presentation to show the work undertaken on the Creative Land Trust so far. It was intended that a Business Case Summary Document would be submitted to the Department for Levelling Up, Housing and Communities on 15 October 2021.

CP and AR gave the Board a presentation on the Creative Land Trust, during the presentation it was noted that:

- They intended to make the Business Case Summary Document as detailed as possible.
- The local stewardship concept was in keeping with the Government's current direction of travel.

- A lot of engagement work had taken place over the last couple of months, this had identified a number of key features for the Land Trust.
- Studies had been carried out to establish the economic case, this looked at what was achievable and attempted to identify quantifiable and non-quantifiable benefits.
- A charitable status company would be the most suitable vehicle. The core articles should mirror those in other Land Trusts that had already been accepted by the Charities Commission, as this would help to expedite the process.

During the discussion after the presentation, the following points were noted:

- It was felt that the business case summary and presentation had been clear and easy to follow.
- The assumption that £5 million would be invested on top of the Town Deal funding was a conservative estimate. This would be made up of match funding for refits by investors/occupiers of space, some benefits in kind, and match funding for the outreach and participation programme of work.
- The suggested articles limited use to the creative sector, however it was noted that this definition had been endorsed by the Government and could include anything with a connection to the creative sector.
- A charity would be the most trusted and reliable mechanism to attract additional external funding as it would be regulated by the Charities Commission.
- Lessons learnt from elsewhere had been incorporated into the work, particularly from a successful London based Land Trust.
- The Trust had the option to bolt on additional services at a later stage if it wished.
- **The Board agreed that the Business Case Summary should be submitted as proposed. It would need to be signed by the Chair of the Board.**
- CP and AR had been in discussion with a lot of different stakeholders and there had been significant interest in the Trust; the process to recruit the Creative Land Trust's Chair and Board Members would begin once the document had been submitted. These would be voluntary posts.
- Grant funding would be profiled over three or four years, and it was clarified that the Government would not be issuing the full £6 million in a lump sum upfront.

Meeting ended: 17:00.

Actions	Responsibility
Board Members to share the Chair recruitment information	Board Members
Amended Governance documents would be shared with Board Members for final comment and/or approval via email	Project Team Board Members
Share finalised Grant Offer Letter with Board Members when received	LA / Project Team
The Board agreed that the Chair sign the Creative Land Trust Business Case Summary Document to be submitted on 15 October 2021	Chair