

Margate Town Deal Board Minutes



Date: 14 May, 2021 at 2pm

Venue: Virtually, via Google Hangout

Membership: David Smith CBE (DS) - Interim Chair, Cllr Ruth Duckworth (RD), Madeline Homer (MH), Sir Roger Gale MP (RG), Adam Bryan (AB), Victoria Pomery OBE (VP), Eddie Kemsley (EK), Sam Causer (SC), Richard Ash (RA), Jenny Hunt (JH), Jesse Tomlinson (JT)

In attendance: Louise Askew (LA), Natalie Glover (NG)

Apologies: Cllr Lesley Game and Cheryl Potts for which Jenny Hunt was a substitute

1. Welcome.

DS welcomed everyone to the meeting

DS explained that an email from Iain McNab from the Cities and Local Growth Unit had offered some flexibility on the 24 May deadline for responding to the Heads of Terms. DS suggested that the Board take this opportunity to be able to circulate the final submission and cover letter with the Board beforehand for information.

2. Declarations of Interest and Confidentiality

There were no declarations of interest.

3. People's Panel update

EK explained that there is a recruitment drive for new members and called on the Board for support in sharing the opportunity. EK confirmed that NG would circulate the new information with the Board the following week which can be used to help with promotion. EK added that the groups that are currently underrepresented are; young people under 30, and from black and brown communities.

4. Updates on projects for which the Board required further information and approval of final Project List and funding allocations

LA presented additional information to the board in relation to the following projects which still required agreement from the Board:

Skatepark

- The £1m anticipated costs associated with delivering the skatepark was questioned suggesting it was underestimated and could cost in excess of £10m to construct. LA gave assurances that the proposal was based on an accurate estimate gathered by the project sponsors.

- There was a discussion around how to ensure the skatepark would be for the benefit of the community and LA explained that, as for all projects, it will be measured against Key Performance Indicators (KPIs) and contractual agreements for the funding. The Council, as the accountable body, will need to report on these as set out in the Monitoring and Evaluation requirements of the Towns Fund. The skatepark project was seen as an opportunity to support social regeneration and still be a high quality offer for the town.
- Revenue generated from any associated kiosk or parking for instance would be used to maintain the site. MH added that the project would not pose a revenue risk to the Council because it would be run as a separate entity (CIC) and would need to be self-financing.
- The Board agreed that the skatepark would be a valued asset, noting that in the development of the business case would provide detail on the specification of the skatepark and its costs. It was agreed that the Board would ensure the project is viable as the business case is presented.

LA also confirmed that for all projects that are approved by the Board, the funding allocation is still subject to the full business case being developed and approved by MHCLG. The Board also noted that they want to reserve the right to reallocate the £750k funding if necessary at a later date.

It was suggested that project sponsors could give presentations to the Board during the business case phase.

Thanet Press

- LA explained that the proposal is for a direct financial grant of £600k. The Board raised questions about the nature of the grant and how it would add value for the community.
- The project is not considered as part of the Land Trust as it is privately owned. The Board agreed that investments into privately owned buildings need to offer added value for public return and/or encouragement of considerable further investment.
- The Board did not feel confident that there would be enough public benefit from the proposal
- It was raised that there had been significant private investment in the area surrounding the building and that further private investment could be leveraged into this building on that basis.
- It was agreed that the £600k would be allocated to the Creative Land Trust which will then ensure the funding is spent on delivering something of permanent public value to the creative industries.

It was agreed that LA would have a discussion with the project proposer for the Thanet Press site to advise them that their proposal was not successful, however, the Board would consider entering into further discussions about incorporating the building, or a percentage of it, into the Creative Land Trust.

Creative Land Trust

- LA explained that the intention is for the Creative Land Trust (CLT) to potentially be a fast tracked project, with delivery starting within six months, subject to the business case. She added that the Board will need to be clear on the local assurance process.
- LA confirmed that the CLT would be a separate entity and would be accountable and subject to contracting in the same way as any other project deliverers. She added that the contract to commission specialist external consultants to establish the CLT and develop the associated business case is on the portal with a closing date of 26 May.

- A question was posed about what the CLT will achieve and DS confirmed some of the anticipated outcomes might include: drive footfall, generate revenue to go back into the Trust, generate income from rents for sustainability, leverage match funding in terms of fit out of buildings, attract private investment rather than become reliant on further grant funding.
- A question was raised on whether the CLT might affect the value of surrounding properties. LA explained that this will be considered during the business case.
- It was stated that the role of the CLT will be very important to Margate's future, and to deliver on the Board's vision for the town.
- LA confirmed it will be important for its sustainability that the CLT Board has a professional remit

Based on the information presented and discussions, the Board agreed the following funding allocations and project list:

Intervention 1: Scaling Creative Production and Skills	Creative Land Trust	£6,000,000	Business Case 1 Potential Fast Tracked Theatre Royal might be separate
	Outreach programme	£900,000	
	Theatre Royal	£2,000,000	
Intervention 2: Coastal Wellbeing	Access Walpole	£1,100,000	Business Case 2
	Testing new uses, participation and skills programme	£1,200,000	
	Improved Coastal Environment	Oval Bandstand: £500,000 Skatepark: £750,000	
Intervention 3: Active Movement and Connections	Highway Interventions	£5,250,000	Business Case 3 TBC might be separate
	Public Realm Interventions		
Intervention 4: Heritage Assets	Dreamland	£4,000,000	Business Case 4
	Winter Gardens Feasibility	£500,000	TBC

LA explained that the business cases identified in the table will be tested with Iain McNab.

DS asked how the final project list will be presented to MHCLG and LA explained the requirements of the submission are; a cover letter signed by DS and MH which will include a narrative to address conditions within the Heads of Terms and the reduced ask for the Winter Gardens. It will be accompanied by the Final Project List and number of business cases, and spreadsheets showing spend profiles for each project and monitoring and evaluation indicators. DS requested that LA share the cover letter with the Board for information before it is sent to MHCLG and that the letter

needs to ensure the Board has the ability to re-allocate anything that doesn't stand up to the business case phase.

5. Any Other Business

DS asked NG to provide the Board with information regarding the communications messaging planned to follow this board meeting. It was agreed that the press release would be circulated with the Board afterwards for information.

Meeting concluded: 15.45pm

Actions	Responsibility
NG to circulate People's Panel recruitment promotional information with the Board w/c 17 May	NG
NG to circulate the press release relating to the approval of projects and funding with the Board after the meeting	NG
LA to contact Thanet Press project sponsor	LA
LA to test suggested business cases with Iain McNab	LA
LA to share the cover letter/narrative to MHCLG with the Board before submission for information	LA