

## Margate Town Deal Board Minutes

- Date:** 23 February 2022
- Venue:** Virtually, via Google Hangout
- Present:** Brian Horton (Chair), Madeline Homer, Sir Roger Gale MP, David Smith CBE, Eddie Kemsley, Sam Causer, Richard Ash, Stephen Darrer.
- In attendance:** Louise Askew, Natalie Glover, Holly Lewis (We Made That), Chris Paddock (PRD Ltd), Cllr Reece Pugh, Christina Gaidos (We Made That), Katie Brewer
- Apologies:** Iain McNab, Adam Bryan, Clarrie Wallis, Cllr Lesley Game
- Declaration of Interest:** None

### 1. Welcome

Chair Brian Horton welcomed members of the Board.

### 2. Actions from Previous Meeting

Louise Askew, Director of Regeneration, noted that:

- The Winter Gardens Summary Document was now being finalised
- There were no new notifications from RA to CP of any landlords with potentially suitable assets.
- Presentations from meetings will be shared with the Board, and it was confirmed that there was no presentation to share from the previous meeting
- Invites had been sent to the Board for the Margate Town Deal Community Exhibition.
- An additional meeting had been set up for 11 March to discuss how best to proceed with the Active Movement and Connections business case.
- The majority of the actions from the last meeting will be commented on during the presentations in this meeting.
- Ongoing actions will be added to the action points for this meeting.

### 3. People's Panel Update

EK provided an update as follows:

- A productive meeting had taken place on 2 Feb 2022.
- 22 panel members attended.
- There are currently 66 members on the People's Panel and only 3 have left.
- There were known issues with getting representation right and it was hoped that holding the next meeting (22 March) in person would aid efforts to tackle those.
- The panel would be paused after the March meeting, while waiting for the government feedback on business cases.

#### 4. Chair Update

Brian Horton added that:

- The People's Panel was important and the board needed to make sure it is useful and done well.

#### 5. General Update

Discussion was had on the following topics:

##### Board Programme Report - LA

- The Project Team has continued to hold stakeholder sessions, which were very useful in development of business cases.
- Thanks was expressed to stakeholders who had engaged and given their time and contribution.

##### Creative Land Trust - LA

- The logo and website work had been commissioned to a local company.
- Work Wild had signed off the brief and considered 14 applications through a scoring process. The project is in delivery now, with a green light for funding.
- The placeholder board had been chosen through the Project Team at the Council and a specialist external consultant.
- The Placeholder Bowas was set up to help support the development of the Creative Land Trust to the point that permanent board members would be recruited (March).
- Two members have experience setting up Creative Land Trusts and the third works in a local, and relevant organisation. They are all very suitable and relevant for the post in supporting the development of the Trust.
- Desire was expressed for the Margate Town Deal Board to be included in the recruitment of the permanent board for the Creative Land Trust, alongside LA, Work Wild and placeholder trustees. Information about recruitment criteria would also be shared once finalised.
- RG made a formal proposal for Brian Horton to be a member of the recruitment panel. This was agreed. BH would liaise with LA on a workable proposition to ensure transparency and good governance of the process.
- It was noted that information on the process of setting up the Creative Land Trust had been brought to the board previously and that the Council, as the Accountable Body, was working with the Charity Commission to ensure that it was done properly.
- Following a comment that the Margate School felt that they had not been included enough. LA clarified that all project sponsors who put similar proposals forward in relation to the creative industries and requirements for space were

being engaged in the same way. The Creative Land Trust is being set up to support organisations like the Margate School, by aiming to safeguard space in Margate for the creative sector, support participation and engagement, and to support job and economic growth.

- Members were reminded of the importance of leveraging money from the private sector to support these projects into the future.

#### Skatepark

- The long lease on Ethelbert Terrace site had been approved at Cabinet on 22 February.
- SC had offered his skills and support to the project.
- Thanks was given to Tracey Emin for her support of the team on longer term sustainability, as well as her generous financial contribution.

#### Andrews Passage

- The Council was actively pursuing information from Kent County Council and the property owner's solicitor, to ensure the private sector were fulfilling their responsibilities, and would update further once that had moved forward.

#### Inward Investment Prospectus

- The plan was to have a suite of information with content about the town and to bring in a creative organisation to compile it.
- Substantial content would hopefully come from the Council's Tourism Department, Dreamland and Turner Contemporary.
- Board members would also be asked their opinion on important elements about the Town Deal to mention.

## **6. Business Case Update**

Chris Paddock from PRD Ltd presented the following updates:

#### Theatre Royal

- The recent second meeting of stakeholders had identified aspirations for the theatre, which may later become objectives.
- It was noted that the theatre was not functioning in terms of finance or programming (hours of use).
- It is understood that to succeed the theatre would need to be part of something bigger, not working in isolation. This could be nearby food/beverage offers, for example, or other theatre offerings across the town.
- The relationship to numbers 19 and 15/16 Hawley Square were discussed with the view to facilitate a bigger offering. Though it was felt unlikely that the space in 15-16 would provide what would be needed. SC offered his support in sharing information on the property.
- The £2m Towns Fund investment was likely to be needed for work on the fabric of the building, considering the state of repair and timetable.
- Partnerships would need to be part of a wider strategy and possibly part of the CLT going forward.

#### Revenue projects:

- Thoughts have begun on how the revenue investment against this and the coastal wellbeing element might be spent.

- There was still a level of fragility and scope for growth in the creative industry in Margate and it was felt this could be built upon.
- Suggested £600,000 would be directed towards scaling initiatives.
- Still a lot to do to take this further.

#### Coastal Wellbeing

- Potential structures have been identified showing a cluster of activity on the seafront.
- Improvements to the tidal pool wall and steps have been costed and are deliverable within budget.
- Re-opening of the lift is also within budget.
- Keeping in mind the people's panel views on sustainability, the Council is looking at the structures to be built and the business models required to deliver them as well as costs.
- The Oval Bandstand work is moving ahead nicely.
- The Skate Park has emerging designs, which are aspiring to nationally significant standards and scale. Likely that a community interest company structure would be needed to support this.

#### Heritage Assets (Destination Dreamland and Winter Gardens Projects)

- Strategic summary note for the Winter Gardens has been shared with the Board for comment. In light of no feedback from the Board, the Project Team will now prepare the Summary Document for submission to the department at the earliest.
- The Strategic and Economic case for development of Destination Dreamland should be finished next week.
- On track to submit all business cases in April as planned against the deadline.

#### Active Movement and Connections

Holly Lewis from We Made That presented on this item, noting the following:

- The intention, from the Town Investment Plan (TIP) is a stitching together of the town centre, coast, heritage assets and residential areas so that residents and visitors can access more of the town more easily.
- There is still 68% car travel in Thanet, despite it being a small area.
- Disconnection has been noted between Northdown road and the High Street.
- A series of public realm interventions and highways interventions are planned, with a total budget of £5.3 million pounds.
- A medium-length list of proposed ideas collated is estimated at c.£12 million.
- The focus will be on supporting the overall strategy.
- An additional board meeting, planned for 11 March, will bring the opportunity to go into more detail about how to shortlist the projects within the budget.
- The board was asked to share their priorities and stated the following:
  - RA requested a High Street and old town focus, noting that this was where the project originated.
  - LA commented that the brief for this fund was to improve the movement of people around the town and that baseline data would be used to ensure the most value is achieved from the funding.
  - RG reminded members of the need to leverage other investments in

the area. He highlighted the social projects embarked on so far, that would not create investment opportunities.

- SC would like to focus on the main commercial centres, the old town and Northdown Road, noting that shopkeepers, residents and employers etc. had been asked their preferences and they too wanted improvements to these areas (including tree planting, traffic calming and better lighting) as opposed to focussing on the link areas.
- DS made the point of the need for commercial expertise, as well as investment, alongside the government money, to give projects longevity.
- BH added that business cases could be raised regarding the contribution of Kent County Council to highway improvements.

Actions	Responsibility	
Board Members to make videos with Thanet District Council's Communications team to raise the public profile of the Board.	LA/ Board	Ongoing
Board Members to advise NG if they have skills to help bring projects forward. *ongoing	Board	Ongoing
Share information relating to 15-16 Hawley	SC	February
Inward Investment Prospectus - request opinions and information needed from the Board (top 10)	LA	March
Share CLT Board Recruitment Pack with Board for comment	LA	March