

## CLAY CROSS TOWN DEAL BOARD

### MINUTES OF MEETING HELD ON FRIDAY, 5 NOVEMBER 2021

#### **Present:**

Gary Golden (Chair) (in the Chair)  
Councillor Carolyn Renwick (Vice-Chair)

Peter Alford	- Amion Consulting
Councillor Nigel Barker	- NEDDC
Gill Callingham	- Director of Growth & Economic Development
Marie Cooper	- Cooper Brown Enterprises
Councillor Charlotte Cupit	- Deputy Leader NEDDC
Councillor Alex Dale	- Leader NEDDC
Peter Dewhurst	- Derby University
Tom Goshawk	- D2N2 LEP
Andy James	- Sport England
Councillor Jeremy Kenyon	- NEDDC
Andrew King	- Treasurer – CX Town Centre Group
David Malone	- Chesterfield College
Councillor Geoff Morley	- NEDDC
Lee Rowley	- MP NED
Angela Stansfield	- ND DWP
Tony Walker	- Walker Hire

#### Also Present:

Jenny Adams	- Arup
Karl Apps	- Assistant Director Economic Development, Regeneration & Housing Growth
Wayne Butcher	- Grant Thornton
Jayne Dethick	- Head of Finance & Resources
Aaron Gibson	- DCC
Joe Gregory	- Grant Thornton
Bryan Harrison	- Senior Regeneration Officer and Urban Design
Melanie Phythian	- Department of Business, Energy & Industry
Graham Russel	- Amion Consulting
Meth Sivasithamparam	- Grant Thornton
Jane Weston	- Employment & Skills Officer
Allison Westray-Chapman	- DCC
Asher Bond	- Governance Officer

#### **CXT Apologies for Absence**

**B/33/**

**21-** Apologies were received from Joe Battye, Philip Webb, Lee Hickin and Cllr  
**22** Tony King.

Cllr Aaron Gibson attended as a substitute for Cllr Tony King.

**CXT Declarations of Interest**

**B/34/**

**21-22** Members were requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

There were no declarations of interest at this meeting.

**CXT Minutes of Last Meeting**

**B/35/**

**21-22** It was noted that Allison Westray-Chapman had attended the previous meeting and the Minutes would be amended to reflect this.

RESOLVED – That the Minutes of the Clay Cross Town Deal Board held on 24 September be noted by the Chair, subject to the above amendments.

**CXT Change of Order of the Agenda**

**B/36/**

**21-22** RESOLVED – It was agreed by the Chair of the Board that the order of the agenda be changed, and that the Procurement item would be considered first.

**CXT Procurement**

**B/37/**

**21-22** Wayne Butcher of Grant Thornton UK LLP delivered a presentation on procurement. This focussed on commercial strategy and approaches that could be taken in delivery of the proposed interventions.

The presentation outlined procurement measures such as; direct appointment; open procedure; restricted procedure; competitive dialogue and competitive procedures with negotiations. It also outlined the general principles of procurement, these included achieving value for money and ensuring integrity, fairness and transparency, amongst others.

Board also heard of the importance of ensuring that there is transparency in the delivery process. It was important to include a clear set of consistent tender documents and an Audit trail. This would ensure that any decisions made could be explained.

Members discussed the presentation and how to handle inflation provision over the coming years. They heard that it was best practice to hold discussions over inflation at the market testing phase. Members also heard that Grant Thornton would be able to review any Subsidiary Control Pieces.

Board was made aware that the Towns Fund Delivery Partner were preparing a document on inflation that would be released shortly.

**CXT Key Risks and Issues**

**B/38/**

**21-22** The Director of Growth & Economic Development drew the Board's attention to progress being made during the business case preparation phase,

including emerging issues and steps being taken to mitigate the risk of delay, towards finalising the Business Case Summary for submission to the Department by March 2022.

Board heard that the delays in undertaking transport surveys and finalising the updated transport model were impacting progress across the Market Street, Bridge Street and Clay Cross Connections projects. The risk of delay had been escalated to Derbyshire County Council (DCC).

**RESOLVED** –

1. That the CCTDB noted the contents of the report.
2. That the Board endorsed the measures for minimising programme delays and completing the required business cases for the projects identified in the Clay Cross Town Investment Plan.

**CXT Creative Hub**

**B/39/  
21-  
22**

Town Deal Board received an update on the Creative Hub project.

There were three buildings under consideration for the Creative Hub. Derbyshire County Council owned the Constabulary Building and the DACES building. The Methodist Church was in private ownership. Members heard that the Constabulary Building had been independently valued by Derbyshire County Council (DCC) and the District Council. The DACES building and the Methodist Church would be valued at the next stage.

Members heard that First Art would not be able to manage the building(s) as their status as a relatively new organisation meant that they were unable to commit at this stage to being the owner/operator of the Hub.

A short consultation exercise was undertaken at the recent community arts event held in the town centre by Junction Arts from 23<sup>rd</sup> to 25<sup>th</sup> September 2021. This showed an increase in footfall based around the art project that peaked on Saturday 25<sup>th</sup> September.

An online survey would be created, aimed at creative businesses, organisations and artists in order to understand their needs and requirements.

The Project had been determined as a priority three for early release funding, with the following elements being considered: operational business plan support, land purchase, design work, and events strategy.

**RESOLVED** – That the Board noted the progress to date.

**CXT Low Carbon Report**

**B/40/  
21-  
22**

Board received an update on the link between the Energy Network Strategy and the low carbon housing and commercial space projects.

Members heard that the Low Carbon Working Group had drafted the

procurement brief for external specialists to develop the Low Carbon Energy Network Strategy. The Low Carbon Energy Network Strategy was likely to take around six months to be completed but this would still be in advance of the housing and/or workspace being delivered. Therefore, the strategy would still be able to inform and influence the final design of properties and premises being developed.

The Low Carbon Working Group had suggested that the business case for the low carbon housing and low carbon working space should be developed alongside the Energy Network Strategy. This would mean that one is not dependant on the other and the housing and working space projects would be more likely to be delivered within the time frame of the Towns' Fund.

Town Deal Board discussed the Low Carbon Report and highlighted the importance of working alongside DCC and the regional strategy. Members' attention was drawn to the DCC Green Entrepreneurs fund and heard that DCC had formally adopted a climate strategy in October.

**RESOLVED –**

1. That the CCTDB noted the contents of the report.
2. That the CCTDB approved the recommendation to progress the Energy Network Strategy in parallel with the development of the business cases for low carbon housing and commercial space projects.

**CXT Any Other Business**

**B/41/**

**21-  
22**

The Assistant Director Economic Development, Regeneration & Housing Growth provided Town Deal Board with an update on the former junior school and the former snooker club on Broadleys.

Members heard that the demolition of the former junior school had been delayed as an updated programme from DCC was required. The former snooker club was also delayed due to an issue with one of the former owners.

**CXT Exclusion of Public**

**B/42/**

**21-  
22**

**RESOLVED** – That the public be excluded from the meeting during the discussion of the following item of business to avoid the disclosure to them of exempt information as defined in Paragraph 3, Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006).

**CXT Early Release Funding Update**

**B/43/**

**21-  
22**

Town Deal Board received an update on the anticipated costs of the priorities it had agreed at its meeting on 24<sup>th</sup> September and sought approval to delegate to the Director of Growth, Chair and Vice Chair authority to procure those services/studies in line with the anticipated costs envelope identified.

**RESOLVED –**

1. That the CCTDB noted the contents of the report.
2. That the CCTDB delegates to the Director of Growth, Chair and Vice Chair the spend of the early release fund, only up to a threshold of £25,000. Larger sums must be ratified through the Board. Ratification could be via email and Board Members would have five working days to respond. If no response was received, it would be deemed as approval.