

NORWICH TOWNS DEAL BOARD
MONDAY 26 FEBRUARY, 10.00AM

Via MS Teams

Attendees:

Andrew Dernie (AD) (CHAIR) - Aviva	Christie Waddington (CW) – DWP
Chris Sargisson (CSa) – Hethel Innovation	Amber Clarke (AC) – Office of Chloe Smith MP
Graham Nelson (GN) – Norwich City Council	Cllr Mike Stonard (MS) – Norwich City Council
Sarah Collins (SC) – Norwich City Council	Julie Schofield (JS) – UEA
Ellie Hardy (EH) – Norwich City Council	Michael Pedder (MP) – DLUHC
Sarah Steed (SS) – Norwich University of the Arts	Chris Starkie (CSt) – Norfolk County Council
Nova Fairbank (NF) – Norfolk Chamber	Kris Jones (KJ) – Tech Velocity
Stefan Gurney (SG) – Norwich BID	

Apologies:

Clive Lewis MP	Rosanne Wijnberg – New Anglia
Andrew Dernie – Aviva	Chris Dashper – New Anglia LEP
Julia Nix – Jobcentre Plus	Phil Courtier – South Norfolk and Broadland
Jerry White – CCN	George Denton – South Norfolk & Broadland Council
Juliana Meyer – Supapass	
Chloe Smith MP	
Mike Todman – DLUHC	
Ellen Tilney – Norwich City Council	

Ref	Item	ACTION
1	<p>Welcome, Actions, Apologies, Minutes</p> <p>The 29 January 2024 Board minutes were approved, and actions covered.</p>	
2	<p>Update on LUF 3 Funding and Governance.</p> <p>This is progressing well and the NCC project teams are working hard to move it forward.</p> <p>GN has confirmed that SC can commence preparing the tender for the lead consultant, however we need confirmation of the funding from DLUHC before appointment can be finalised. This is expected by the middle of March.</p>	

	<p>Sloughbottom Park will be run in the same way as the Town Deal programme projects and governance of the project will also mirror the Town Deal programme projects.</p> <p>SC has spent a day looking around Sloughbottom Park and looking at ideas for how the project will be managed. It is being progressed as a number of individual projects, all managed by one main contractor.</p> <p>AD stated this is the last of the LUF funding available and other options for future projects need to be investigated. GN agreed there needs to be a clearer pipeline of investment. An emerging corporate plan is going to cabinet on 6 March with an increased emphasis on economic development.</p> <p>CSta added that beyond the Spring Budget a final decision has to be made on devolution in July. If devolution proceeds there will be funding immediately. This would start the Norfolk Investment Fund. Norfolk County Council are developing their economic strategy. Only projects that are ready to go will be funded and this will start in the Autumn.</p> <p>MP explained there is one more opportunity for announcements in the Spring Budget. After this it is likely it will stop in the lead up to the election.</p> <p>.</p>	
<p>3</p>	<p>Town Deal Projects, predicted completion dates</p> <p>SC gave an overview of the Norwich Towns' Fund projects and their predicted completion dates.</p> <p>ACE – completed and was officially opened on 24 February 2023. The final invoice has been submitted for funding. This relates to purchasing the final items.</p> <p>Branding – completed October 2022.</p> <p>ENMP – completed June 2022.</p> <p>The Halls – due for completion March/April 2025</p> <p>Carrow House – completed 24 February 2023.</p> <p>Public Realm – Hay Hill due for completion April/May 2024.</p> <p>Revolving Fund – on schedule for March 2025.</p> <p>DigiTech Factory – completed September 2021.</p> <p>The Digital Hub – due for completion December 2024.</p>	

<p>4</p>	<p>Project Updates</p> <p><u>Public Realm</u></p> <p>The programme was extended. NCC project team has been in regular communication with Tarmac and Norfolk County Council regarding the progress.</p> <p>It is advancing well on site. The majority of stone is on site.</p> <p>Tarmac are working hard to improve on the programme and are working on Saturdays, which is making a difference. We have asked for photographs and updates of the Saturday works to track the progress.</p> <p>A contractor for the kiosk and plant room, has been appointed by Tarmac. It has been confirmed the contractor can have the build of both structures completed by 24 April.</p> <p>The project is still over budget and we are working with Tarmac to reduce costs.</p> <p><u>Digital Hub</u></p> <p>The Agreement for Lease is being revised between the solicitors for Norwich City Council and the operator.</p> <p>It has been proposed to carry out the project in two phases. This will involve the operator taking control of the site and finalise designs, at the same time a contractor will carry out necessary demolition followed by the agreed works.</p> <p>Draft programmes have stated works are planned to be completed by December 2024.</p> <p>It is hoped GN will be able to sign the Agreement for Lease by 18 March. This, and the JCT between the operator and the contractor, are the only legal documents remaining.</p> <p>CSa added the sooner we are able to engage with the tech communities, build the campaign and introduce the operator the better. SC explained the operator is keen to get started.</p> <p>KJ noted that within the Financial Industries Group discussion around driving vintech up in the region has resurfaced and there will be a lot of data coming from the start-ups.</p> <p>A site visit is being arranged for 15 March.</p>	
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The Halls

Planning Approval has been received. SMC and Historic England have approved with limited conditions.

Following an ecology survey it was concluded there are no bats but to continue a watching brief.

The tender was submitted and the evaluations have been reviewed. There was a meeting with GN on 22 February for a recommendation to award.

There are two large pieces of work the contractor needs to design – scaffolding and M&E. The contractor has asked for a Letter of Intent to cover the period between the award and the signing of the JCT to allow the contractor to go ahead with designs. This is currently being looked at and drafted by NPLaw. SC is waiting for a response from NPLaw covering risk issues.

Mobilisation will begin in the second week of March and the contractor will be on site by the end of March/beginning of April.

SC is very pleased with the tender outcome. GN added the best performing candidate was also the cheapest and quickest. GN will brief the portfolio holder before making the formal decision to award.

The contract will be managed on an add and omit basis depending on the level of works and repairs needed as the project enters various phases. A healthy contingency has been retained for the project, due to the nature and age of the building, it is expected that there will be unknown's as work progresses. The contract is priced for clarity on each aspect of the work and the contingency will be monitored closely.

Conversations have been progressing with Highways England following their expression of interest to fund the works on St Andrew's Plain through their community funding. This means costs of this work could be removed from the project budget and used to subsidise the shortfall.

CHubery has submitted a second Arts Council Funding bid as this has re-opened. The bid is similar to the original application, but as we are further along with the project it is hoped it will be successful. If awarded this would allow us to introduce new things, such as renew the existing bar area, refurbish the Blackfriars toilets and install a new platform lift I Blackfriars Hall. The total bid is for £500k.

	<p>The Halls has now been cleared and a specialist is currently removing the paintings.</p> <p>MP asked if there may still be a PAR for the Halls. SC responded that at present this is not what is currently needed and there are alternatives being considered. Risks are being mitigated as much as possible. The main risk is the structure of the roof. We have accounted for replacing 20% of it.</p> <p>MP explained that there was a six-monthly review in December 2023. The team have arranged a meeting with Norwich City Council and PAR's will be covered.</p> <p><u>Revolving Fund</u></p> <p>We are progressing well with the Phase 2 sites.</p> <p>Avison Young have provided an update with new reports, valuations and a suitable way forward for the new sites.</p> <p><u>ENMP and Carrow House</u></p> <p>Options are still being considered regarding the future of Carrow House and how it will be used.</p> <p>There are also ongoing conversations with the owners of Carrow Works.</p> <p><u>Branding</u></p> <p>Conversations are progressing with the Finances Industries Group around possible funding for a campaign in their sector.</p> <p>Funding still needs to be identified to support the Work In Norwich site beyond Norwich BID's funding.</p> <p><u>ACE</u></p> <p>The final payment has been made and they have completed the works through Towns Deal funding.</p>	
5	<p>AOB</p> <p>SC asked SS about potential future projects in relation to Blackfriars Halls. SS responded that the previous project proposed for this area required a significant an ongoing financial commitment and revenue fund. It may be better to open current resources to people who wish to use them. It may still be worthwhile having discussions about how businesses want to use the facilities.</p>	SC/SS

	<p>SC agreed and stated it may be better to look at what Norwich City Council could provide and what the businesses need.</p> <p>SS added the work will initially proceed through the Cultural Compact. Responses have been received through a resident's survey for Norwich which shows people do want to use creative and cultural facilities. Funding may be part of the plans generated from the survey.</p> <p>As part of the Towns Fund, MP explained DLUHC have been choosing completed sites as part of an evaluation process. This is used to help future policy. ACE was chosen and MP would like to thank Ellen Tilney and Jerry White for the visit which will help inform how DLUHC are able to support in the future.</p>	
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Next Meetings

Monday 25 March – 2pm

Monday 22 April – 10am

Monday 20 May – 2pm