

Town Deal Agenda

Wednesday, 5 July 2023 at 11.00 am

MS teams

For further information, please contact Towndeal@hastings.gov.uk

		Page No.
1.	Welcome and apologies 11:00	
2.	Declarations of interest 11:05	
3.	Minutes of the last meeting (27/04/23) and matters arising 11:10	1 - 6
4.	Programme progress update 11:20 <ul style="list-style-type: none">• Town Deal Programme update• Communications update• Programme finance update• Homes England update	7 - 8
5.	Project updates (10 minutes each + questions) 11.35 <ul style="list-style-type: none">• Project lead updates<ul style="list-style-type: none">○ Hastings Town Centre Co-Working - Nathalie Tulip○ Town Centre Public Realm and Green Connections – Ellie McDaniel, ESCC and Nicole Collomb (Garden Town)○ Green Construction, Energy and Vehicle Centre of Excellence – Nathan Haffenden, ESCG	
6.	Any other business 12.15	
7.	Date of next meeting: TBC - suggestion Wednesday, 11am, 25th	

October

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Agenda Item 3 Public Document Pack

TOWN DEAL

27 APRIL 2023

In attendance		Absent	
Coral Harding	HBC	Allison San Diego	HBC – Prog team
Carole Dixon Co-Chair	Hastings Community Network	Sonia Blizzard	Sea Change Sussex
Graham Peters Co-Chair	Team East Sussex	Steve Manwaring	Hastings Voluntary Action
James Harris	ESCC	Ruth Kynoch	HBC – Prog team
Cllr Maya Evans	Deputy Leader, HBC	Carole Crathern	NHS – Primary Care
Jane Hartnell	HBC	Darrell Gale	Public Health ESCC
Victoria Conheady	HBC	Francis Brown	Hastings Youth Council
Ian Sycamore	HBC – Prog team	Justin Thomas	NewRiver REIT
Pranesh Datta	HBC – Prog team	Kate Adams	Project Artworks
Andrew Harvey	NewRiver REIT	Liz Gilmore	Cultural Leaders Group, Hastings Contemporary
Jess Steele	White Rock Neighbourhood Ventures	Marc Moore	The Source Park
John Bownas	Hastings Business Improvement District	Nigel Stewardson	DLUHC
Liz Coleman	Hastings and Rother Interfaith Forum	Richard Dawson	ESCC
Lourdes Madigasekera-Elliott	Public Health East Sussex	Richard Moore	The Source Park
Stephen Dodson	HBC	Richard Watson	NHS Integrated Care
Emma Smith	DLUHC	Sally-Ann Hart (MP)	MP for Hastings and Rye
Hannah Collins	HBC – Prog team	Sean Dennis	Hastings Area Chamber of Commerce

1. WELCOME AND APOLOGIES

Apologies received from Darrell Gale, Nigel Stewardson, and MP Sally-Ann Hart.

2. DECLARATION OF INTEREST

No additional declarations of interest.

3. MINUTES OF THE LAST MEETING AND MATTERS ARISING

TOWN DEAL

27 APRIL 2023

Accepted as an accurate record.

Matters arising:

- Page 2, item 96. Right to buy - addressed under Item 4, page 7 of the agenda.

4. **PROGRAMME PROGRESS UPDATE**

4.1 **Town Deal Programme Update**

4.1.1 **Reallocation of Town Fund monies**

Town Deal funds will be reallocated following the withdrawal of two projects: ESK/Priory Street Car Park project and Priory Meadow Housing Development Project.

A PAR submitted on the 24th of March 2023 confirmed the re- allocation of funds to the Public Realm and Green Connections Project.

The project will be led by East Sussex County Council, supported by the Garden Town team and Hastings Borough Council, working in partnership.

The total allocation of the Towns Fund, across the programme was presented in Appendix 1, page 13 of the meeting notes. Formal approval from DLUHC was still due but now will be presented at the next Board meeting.

The Co-Chair expressed his appreciation of the Towns Fund Programme Team's achievements in reaching the deadlines set by DLUHC.

4.1.2 **Decisions of the Town Deal Investment Panel**

The decision of the Investment Panel was presented so that it could be formally noted by the Hastings Town Deal Board. The board was also taken through the steps taken by the Investment panel.

8th February - Feedback from the Board Meeting held on the 18th of January 2023 was presented to the Investment Panel (IP). The panel agreed unanimously to allocate 100% of the £6.9 million to the Public Realm and Green Connections project.

14th February – IP decision circulated to the Town Deal Board.

The merits of expanding the Castle Project to include St Mary's in the Castle were considered, but clear guidance had been given by DLUHC that this would be defined as a new project and could not be presented as a Project Alteration Request (PAR).

24th March – PAR submitted to DLUHC.

In parallel, the project sponsor, East Sussex County Council finalised the Business Case for phase 2. The Business Case followed the agreed assurance process and

TOWN DEAL

27 APRIL 2023

was assessed by Steer who delivered a recommendation report that was circulated to the Investment Panel

20th March – Business case agreed by the Investment Panel

30th March - The Summary Document for the Business Case submitted to DLUHC.

31st March – DLUHC deadline for all summary documents.

Note: The Benefit Cost Ratio (BCR) for the project is 3.22:1. Taking account of its strong strategic alignment and evidence-based case for change, Steer's overall assessment of the scheme was that it represents high value for money with a high level of certainty of achieving that value for money. The BCR for phase 1 was 2.5:1.

Concern was raised by the Co-Chair that the project had originally been presented as a biodiversity focused project, and this was not as strongly represented in the current narrative.

It was explained that the project is still in early design. Sustainable urban drainage would be incorporated into the design.

It was also confirmed that the Garden Town team would be major stakeholders in the process.

Jess Steele requested that any initial designs be shared. She also requested information regarding the governance and project management of the project and assurance of the involvement of the Garden Town Team.

Terms of reference will be reviewed to clarify the governance arrangements between the Project sponsors (ESCC), Hastings Borough Council (HBC) and the Garden Town.

The long-term maintenance of the Public Realm will be included in the project brief to include local people.

James Harris confirmed there will be extensive public consultation on the development of the project and gave assurance that the concept of a garden town will be front and centre. He also confirmed it is not in the remit of ESCC to provide the ongoing maintenance.

Cllr Maya Evans gave an informed appraisal of how drainage and sustainable planting are inextricably linked. The drainage aspect and the design of the streetscape is essential for both dealing with flooding and also watering this sustainable planting.

The Co-Chair reiterated that biodiversity and climate change need to be included in the project brief and incorporated in the design.

It was noted that the Public Realm cannot solve the town centre flooding problem but will contribute to the solution. The solution will be multifaceted and Southern Water will be responsible for maintaining their assets. Compensation for the recent flooding may be available.

TOWN DEAL

27 APRIL 2023

Disappointment was expressed that the design of the shopping precinct hadn't embraced the natural water table and that this should not be overlooked in the design for the Public Realm.

Plumpton College were identified as key stakeholders for this project and are already working closely with the Broadening Futures Together project.

It was confirmed that future maintenance, training and links with local business and people will be part of the brief for the RIBA stage 3 work.

4.1.3 Public Sector Equality Duty Assessment PSED

As the accountable body, HBC had the obligation to produce the PSED for the Towns Fund Programme. Dr Anne Rathbone was appointed to deliver the assessment. The report was included in the agenda pack, Appendix on page 15.

Key points;

- Did not identify any negative impacts on protected groups from this programme
- All the projects in the programme have the potential to contribute to the town, the economy and provide employment development opportunities
- Contribution of positive impacts on several groups of people with protected characteristics, particularly in relation to those that access to skills development
- Most of the groups that were consulted, were keen to carry on working with the town deal programme.

4.2 Business case progress report by theme

All business cases have been submitted.

Jess Steele announced that Hastings Commons had been successful in being awarded funding from the Youth Investment Fund of £8.6 million. The capital will be to renovate Eagle House, the Observer Building roof and supporting the Creative Technology hub. The revenue has supported the appointment of a youth programme manager. The plan is to build a consortium of youth in both the public and voluntary sectors. This funding was made possible on the back of the Towns Fund allocation used to procure Eagle House.

"it is true to say that the money that has gone in from the Town Deal has absolutely leveraged this £8.6 million." – Jess Steele

It was recommended that this additional funding be highlighted in communications, that the Towns Fund has enabled additional investment around skills and young people.

4.3 Communications Update

The update was brief with a request to project leads to update the team with items to be shared. The board was reminded that DLUHC are happy to help with communications, particularly with any news updates that could be supported by

TOWN DEAL

27 APRIL 2023

Ministerial visits. Also, that the upcoming Towns Deal Conference was an opportunity to celebrate successes and good news stories.

4.4 Programme Finance Update

The latest funding position was shared via the agenda pack. Attention was drawn to the spend against the withdrawn project, Priory Street Car Park. It was explained the was funding allocated under the 5% monies released by DLUHC for Business Case development.

A request was made that the report by the consultants, Motts, be made available to the board members so that any information useful to future regeneration projects could be shared. It was confirmed that it had already been shared with the Homes England consultants. **Action: HBC to consider publication**

The Board was also reminded on the earlier board decision not to share business cases or confidential information at this meeting however, as this is not a business case, the Co-Chair suggested the decision may be revisited. **Action: Request permission from the Project Sponsors, to share project documentation, redacted as necessary.**

4.5 Additional Town Centre Regeneration Updates

- Stations Gateway Project

Homes England have finished their initial appraisal of the development and opportunity sites and the visioning exercise. A meeting with the consultants in May will give more detail on their view of the next steps. Initial assessments indicate quite a complex challenge regarding property ownership. The Board are to be kept informed of this programme and the linkage between Towns Deal initiatives, particularly the Public Realm project and Hastings Commons.

- Priory Street Building University of Brighton

Sold to private developers.

- Summerfield's – Leisure and Health Hub

The Councils is to put in a bid under the Round 3 Levelling Up Fund for a leisure and health Hub at Summerfield's. DLUHC are still to release guidance on submitting a bid.

- Trinity Triangle Heritage Action Zone

The four-year programme funded by Historic England is in the final year and initial discussions are taking place about an extension to that programme in both time and geography, potentially to include St Mary's in the Castle. Also, to potentially extend as far back as the station, so encompassing the town centre and sea front and not just Trinity Triangle.

TOWN DEAL

27 APRIL 2023

5. PROJECT LEAD UPDATES

- Broadening Futures Project

Pictures of the progress of the building were shared with the board. The building is now progressing ahead of schedule. The building is timber clad, with disabled access.

Work with Plumpton is in place with an agreed SLA. Delivering to vulnerable adults is core to the programme, with a wide-ranging curriculum to get young people involved in land based and horticultural skills. They are linked within the apprentice scheme that is hoped to be linked to the Hastings Borough Council grounds team.

- Public Realm and Green Connections

A progress update will be presented at the next Board meeting.

6. AOB

Next meeting will be on the 5th of July.

Agenda Item 4

Report Title: Update to Hastings Town Deal Board

Date: 5th July 2023

Report by: Town Deal Programme Team

4.1 Town Deal Programme update

Programme Overview

The programme has now fully entered project implementation with all project business cases formally approved by DLUHC (Department for Levelling Up, Housing and Communities) including the Public Realm and Green Connections phase 2 project uplift and re-allocation.

Under the current Town Fund programme, the following projects have been completed (capital build and opening of the facility):

- 1) Churchfield Business Centre - HBC (Hastings Borough Council)
- 2) Debenhams: Freedom Works
- 3) Debenhams: Moxi Management and Owens Entertainment
- 4) Priory Meadow Phase 1 – conversion of New Look building (Job Centre Plus and the Gym Group)
- 5) Hastings Commons – Digital Hub in the Observer Building

We will now be monitoring their output and impact over the next year.

On staffing issues, a town investment and partnership manager has finally been recruited and is due to start September 2023. Additionally, interviews were held recently for the town investment engagement and communications officer, with the successful applicant starting September 2023. One of the first tasks of this role is to get the blog updated fully, which has fallen behind without a dedicated post, leaving it with outdated information. Additionally, following HBC's further restructuring after the appointment of the new Senior Leadership Team in Spring, Ian left the Towns Fund programme and regeneration team at the end of June and is now working in the Strategic Programmes office.

Following discussion at the last Board meeting work is currently being completed to publish various project documentations with the consent of the project sponsors. As examples: from HBC these include the options for the Priory Street Car Park Study, Homes England Market Review; along with other project public documents. These will be available on the Hastings Town Deal Blog as soon as possible.

4.2 Communications update (for info)

A news item has been added to the blog to update the position on the town centre projects following the fund re-allocation approval. The blog now has a space for public documents as mentioned above.

There has been programme coms activity related to Owens Entertainment given the HIP and Guardian articles last month. HBC supplied information to both organisation

before publications. HIP has since published a further response in their letters section, issued to them after their article was published. It can be found [here](#).

4.3 Programme finance update (for info)

Project	Allocated from town fund	Total spent to date	Total left to spend	% TDF spent
PROJECTS CLOSED	£23,085,000.00	£3,371,140.42	£19,713,859.58	14.60%
Source / Courtyard lift	£65,000.00	£65,000.00	£0.00	100.00%
Hastings co-working, flexible office, community space	£116,732.00	£116,732.00	£0.00	100.00%
FACILITIES DELIVERED				
Churchfields	£778,211.00	£778,211.00	£0.00	100.00%
Broadening Futures Together	£417,121.00	£301,358.82	£115,762.18	72.25%
Former Debenhams Building	£400,000.00	£400,000.00	£0.00	100.00%
Priory Meadow shopping centre (Fast Track element)	£349,676.00	£337,000.00	£12,676.00	96.37%
ON SITE				
Hastings Commons	£3,997,203.00	£1,115,799.99	£2,881,403.01	27.91%
APPROVED				
Green construction, energy and vehicle training centre	£2,638,758.00	£0.00	£2,638,758.00	0.00%
Hastings Castle	£3,450,069.00	£111,187.00	£3,338,882.00	3.22%
Public Realm & Green connections	£9,754,458.00	£65,695.00	£9,688,763.00	0.67%
Town Living	£1,037,615.00	£0.00	£1,037,615.00	0.00%
WITHDRAWN				
Priory Street	£80,157.00	£80,156.61	£0.39	100.00%

4.4 Homes England update

Following a site visit of Homes England and a meeting between HE (Homes England) and HBC on 12th June, the next steps of this project are still being discussed. Homes England have now published their Five-Year Strategy ([Delivering quality, affordable homes and regenerating towns and cities - GOV.UK \(www.gov.uk\)](#)) and we are now waiting for their detailed general budgetary allocations before any decisions are made regarding possibilities for Hastings Town centre.