

Brighthouse Town Deal Board

Minutes of Zoom Conference Meeting

held on Tuesday 19 January 2021

6pm

Present:

- Cllr Sophie Whittaker (Chair)
- David Whitehead (Co-Chair)
- Cllr Howard Blagbrough
- Cllr Robinson
- Cllr Peel
- Cllr Scullion
- Karen Houghton
- Steven Lee
- Lesley Adams
- Anne Colley
- Richard Mitchell
- Malcolm Silkstone
- Jason Carlton
- Craig Whittaker MP
- Xanthe Quayle
- Andrew Gaunt
- Geoff Wood
- Silvie Rackman
- Heather Waddington WYCA
- Leah Millward
- Rachel Brisley TIP
- Rachelle Ngai TIP
- Martin Higgitt
- John Walker
- Mags Bryson

Apologies – Richard Spensley

1. Welcome

Cllr Whittaker welcomed all to the single agenda item meeting to review progress on the Town Investment Plan and decide on projects. It was agreed that RB and XQ would go through presentation and members could ask questions or make comments and a vote would be taken at end on each project.

2. Town Investment Plan (TIP) – Rachel Brisley - Xanthe Quayle

RB mentioned that it is very important that the projects meet the criteria and broader goals. The projects don't need to have every single detail as work on the business case will be over the year.

Project Summary

The first 3 projects are from the Masterplan and overall cost of all projects being presented is 28.392M.

- Canalside, Briggate and Bethel Street Public Realm
- Streets and Lanes Public Realm Improvement
- Brighthouse Welcome
- Multi Storey Car Park
- Brighthouse Market
- Temporary Market Commercial Street
- Industry 4.0 and Skills

2.1 Brighthouse Market

XQ outlined the design and said they need clarity around the multi-purpose building, market hall on ground floor and living above. They have included 24 flats and Andrew explained that the overall market cost of 1.465M and housing would be 3.035M.

Relocating a temporary market onto Commercial Street with 12 x 3.6 stalls and pop ups for power.

2.2 Summary of questions and comments :

- CW MP - asked a question around costings and how much of a contribution from the council who own the land and that the developer should be putting some monies back in – what contingency to offset.
- AG noted that the costs are temporary and does not take land value not known yet and needs to be included at next stage.
- Cllr Scullion commented that the size of the building feels very high, likes the idea of work / living as it brings more people into the area and less likely to have ASB etc. The temporary stalls up and down, need some understanding about loading and unloading, effect on shops.
- Cllr Robinson asked if the cost difference would be met by a developer, good to generate other funds. He also commented if the temporary market could it still become permanent market. Good the roof space is being used and could the balconies stretch across to look at the canal.
- LA has grave concerns about temporary market on Commercial Street, many concerns from businesses. Likes social housing on canal and carbon neutral.
- Cllr Peel commented that only 2 options have been presented, what about Gooder Street / Parsonage Lane, buses could be redirected and asked if this has this been looked at.
- Cllr Whittaker said that the consultants were asked to look at design for 2 sites agreed by most members. XQ said it can be looked at.
- JC asked if JW thought if it was commercially viable, JW concerned about existing market members who have security of tenants, need to consider. Commercial Street, it would be very intense doing twice a week, previous concerns raised about shops etc. when events have been organised and the question is do you want to have a viable market.
- Cllr Blagbrough thanked all for the work this week to progress proposal and commented that it had been there for 25 years and the vision is good – temporary level of detail will come.
- RM commented that he thinks same on Gooder Street / Parsonage Lane, the car park lends itself to making it wider.
- CW MP suggested that level of detail doesn't need to be decided now – do we want it as presented.
- DW likes the design, tenants would have cars which would have an impact on parking, should be in conjunction with multi storey.
- AG – costs are budgets at this stage, built in welfare, bigger sum and saving later.
- HW – asked where we are with the TIP and are the board still submitting by end of January, still haven't got a full TIP yet and she is a bit worried, all the board need to sign it off – how getting from today to complete TIP ? No identified match / leverage funds.
- KH mentioned that the TIP won't be judged on match funding, aware it would be better, time for officers to work up, it is important.
- RM said the new design looks good and would lift to Gooder Street
- SL mentioned a substantial match with 100M in context of projects, private sector would be an ask
- MS said he said he agreed with lots of the comments made, doesn't think there is a need for temporary market.

3.0 Multi Storey Car Park

RB outlined that have considered possible locations.....a planned car parking survey not for some time and there is a question of whether it would be council or privately owned. There would be a high level cost and the TIP provides for design if owned by council, cost of land could be another issue.

3.1 Summary of questions and comments :

- CW MP hears all points raised, think with the council.....subject.....
- SL gave assurance of not losing any parking spaces, good opportunity to enable the council to redevelop.....no consultation on this and limited on any other projects.
- Cllr Scullion – against multi storey car park and signage needed for car parks so if you miss one you know where another one is etc.
- SL commented that back to CW's well-made point, no can't guarantee but not going to lose 300 car parking spaces, issues with security, ASB, drainage, use of electricity, lifts, lighting. Mixed bag of pros and cons, surveys have showed there is lots of capacity in Brighthouse.
- LA said they look awful and not for her, we want to increase dwell times, more revenue for council, people park and signage in the plan will improve links.
- Cllr Whittaker commented that not gone out with any of the projects, idea to improve / bolster chances.
- MS not in favour of multi storey, may be could cut pollution if there were more electric cars.
- JC agrees with consolidating parking, doesn't think it will bolster the TIP and need to think about changing behaviours and multi storey is not changing.
- HW is worried about why, wrong approach and agrees with JC comments and thinks assessors will see through.
- Cllr Peel is against it wherever it would be, asked SL to bring the bridge project forward.
- MH involved in earlier work and looked at parking survey which did show excess parking, loss of 42 on street spaces, do feel old school and don't have complete understanding of demand, can't get during covid to judge at the moment.
- CW MP – understands comments by people, no doubt there is surplus disparate car parking into planning process, sustainable, Owerlings link – value /
- LA knows that car parks were operating at 40 / 60%, doesn't see point in spending money to increase more revenue for the council.
- Cllr Blagbrough mentioned that combining car parks, consolidating into 1 tends to be more expensive.
- Cllr Peel it is a bit wholly, where would it go, what happens with existing car parks, need a solid plan to vote on.
- F? mentioned need to change of behaviour – electric cars, young people won't own them, they will use them in differently, capacity to play with improving existing car parks.

4.0 Town Centre Public Realm

RB suggested to go through the next 3 from the masterplan and take questions at end. Town centre public realm look at colours / what they are and cost breakdown has changed slightly.

Summary of questions and comments :

- CW MP doesn't look as many changes from last week, pedestrianising part could be more.

- JW intrigued by suggestion about relocating the market to Gooder Street, how much to build and move ?
- Cllr Peel.....
- LA – main thing is pavements are repaved as they are shocking, very few empty units, partial pedestrianisation impact.
- JC – uncomfortable with 9 days to submit, love the Thornton Square design, we want to balance pedestrianisation, don't want all pedestrianised, can park on edge and have more places to enjoy.
- DW congratulates XQ and team on illustrations, Thornton Square makes a difference.
- RM replying to CW about Anchor bridge, know plans for A641 – who is going to pay ?
- RB couple of people saying they are not clear about what is suggested
- XQ pointed out that based on 1 year of work talking with various people, 2 movement cells clockwise and anti-clockwise at Commercial Street, pedestrianisation balance to be tested.
- Cllr Whittaker clarified at what looking at are the 3 projects together.
- MH made points about pedestrianisation and Anchor bridge comments.
- Cllr Whittaker asked if there were any more questions before moving to final Industry 4.0 Skills -none.

5. Industry 4.0 Skills

LM updated about KITS concerns raised, fairly confidential that Calderdale College governance will be running the site, the council, legal will ensure governance and ownership of equipment will sit with council. Waving on match funding, Huddersfield University will be involved.

Summary of questions and comments :

- Cllr Peel didn't get cost of previous 3 projects, If the company hadn't gone bust would we be funding it, this organisation need to know what everyone putting in, revenue cost for salaries / not get that back. The total cost of 3 projects is 18.8M.
- CW MP gives 100% support for skills agenda for young people, question about the offering, investing hundred's of thousand's pounds and want a substantial amount of match at least 10%.
- Cllr Robinson costings for individual costings could be reset, concerns about spending 18.8M on highway projects, where can find.
- Cllr Whittaker – bit more detail on professional fees.
- RB separate out, not high cost projects, normal fees of 14% of total costs. TIP part 2 highlights outputs and outcomes, next stage work will have more detail with cost benefit analysis.
- DW – commented that if the board does look at moving the market, questions the sums 1.46M market with match of 3.35M, question cost of outlook value of apartments.

6. Voting

Cllr Whittaker outlined how voting would work, members were asked to show hands and keep them raised until vote on each project was recorded. The voting members are :

Councillors:

Councillor Sophie Whittaker
Councillor Howard Blagbrough
Councillor George Robinson

Business Reps:

David Whitehead
Lesley Adams
Anne Colley

Community Reps:

Jason Carlton
 Richard Mitchell
 Malcolm Silkstone

Stakeholder Members:

Heather Waddington
 Craig Whittaker MP

	Proposal	Yes	No	Abstain	Total
1	Permanent market building on existing site	Cllr Blagbrough Lesley Adams Anne Colley Cllr Robinson David Whitehead Craig Whittaker MP Malcolm Silkstone Cllr Whittaker	Richard Mitchell Jason Carlton	Heather Waddington	11
2	Permanent market building on Gooder Street	Jason Carlton Richard Mitchel	Cllr Blagbrough Lesley Adams Anne Colley Cllr Robinson Craig Whittaker MP Cllr Whittaker	Malcolm Silkstone David Whitehead Heather Waddington	11
3	Town Centre living above market	Cllr Blagbrough Lesley Adams Anne Colley Cllr Robinson David Whitehead Craig Whittaker MP Malcolm Silkstone Jason Carlton Cllr Whittaker		David Whitehead Heather Waddington	11
4	Multi-storey car park	David Whitehead Craig Whittaker MP Cllr Whittaker	Cllr Blagbrough Lesley Adams Anne Colley Cllr Robinson Malcolm Silkstone Richard Mitchell	Heather Waddington	11
5	Canalside	Cllr Blagbrough Lesley Adams Anne Colley David Whitehead Craig Whittaker MP Malcolm Silkstone Jason Carlton Cllr Whittaker	Cllr Robinson	Heather Waddington	11
6	Brighthouse Welcome	Les Cllr Blagbrough Lesley Adams Anne Colley David Whitehead Craig Whittaker MP Jason Carlton Richard Mitchell Cllr Whittaker	Cllr Robinson	Malcolm Silkstone Heather Waddington	11
7	Street & Lanes	Les Cllr Blagbrough Lesley Adams Anne Colley	Cllr Robinson	Heather Waddington	11

		David Whitehead Craig Whittaker MP Malcolm Silkstone Jason Carlton Richard Mitchell Cllr Whittaker			
8	Industry 4.0	Cllr Blagbrough Lesley Adams Anne Colley Cllr Robinson David Whitehead Craig Whittaker MP Malcolm Silkstone Richard Mitchell Jason Carlton Cllr Whittaker		Heather Waddington	11

6.1 Summary of questions and comments :

- LH said yes, over the year can edit, move, expand etc.
- CW MP no multi storey the funding is not near 25M – possible 22.487M
- HW – clear expectations and still worried about the deadline
- RB – what has been put together as part of what's been done, next step timescale is on the 21 January a challenge meeting, sign off 28 / 29 January, delegate sign off to chairs.
- HW there needs to be full copy of TIP and challenge comes after, the whole board need to sign off.
- CW MP suggested a quick zoom meeting to sign off – this was agreed.
- JC got some potential funding, team can regroup to look at it.

Cllr Whittaker asked if XQ and RB teams have what they need and direction to progress

- XQ – ground floor market mix of opportunities for business.
- LH – link with public realm and industry
- LA – green tech at KITS to look at using at market site
- Look at car park survey.

Cllr Whittaker suggested a sub group is formed and thanked all for their contributions.