

Minutes of	Leyland Town Deal Board
Meeting date	Thursday, 14 December 2023
Members present:	Councillors Hadcock (Chair), Councillor Paul Foster – South Ribble Borough Council Liam Fergusson – NW Projects Nik Puttam, Maple Grove Developments Neil Conlon – Conlon Construction David Berry – D&W Berry Councillor Karen Walton, Farington Parish Council Karl Worsley – DWP Via TEAMS: Christine Holmes – Leyland United Reformed Church Claire Lowe – UCLAN Katherine Fletcher MP for South Ribble Tim Cahill – Runshaw College Adrian Walsh – Leyland Trucks
Officers:	Adam Nickson, Head of Property and Development Murray Lloyd – Project Director, Continuum Helen Wilson – Trebbi / Continuum Paul Evans – Trebbi / Continuum Jennifer Clough – Investment and Skills Manager Portia Taylor-Black – Strategic Development Officer
Guests / Observers:	David Taylor CBE DL Murrayam Anwar – Cities and Local Growth Unit Thomas Broom – Office of Katherine Fletcher MP

50 Apologies

There were none.

51 Declaration of interests

There were none.

52 Minutes of the last meeting

Resolved – that the minutes of the meeting held on 14 September 2023 be agreed.

53 Update following BEIS and Central Team Visit

The Chair welcomed Murryam Anwar from the Cities and Local Growth Unit to the meeting. Murryam informed the Board of the outcome of a recent site visit which had taken place.

She praised the Board for their breadth and depth of skills which were very much in evidence. She explained that the team had met with council officers working on the project to check on progress as part of an ongoing process. She reported that the team were satisfied that good progress was being made. There had been some delays regarding land acquisition, but these had now been resolved. The project was still on target for delivery by March 2026.

She indicated that there would be a review in January with regard to agreed actions, including:

- Final completion date for all land acquisitions
- Updates to the Leyland Town Deal website
- Provision of written reports / information prior to the meeting

Adam Nickson, Head of Property and Development indicated that with regard to site acquisition, Heads of Terms had been informally agreed and that a report would be submitted to the Council's Cabinet early next year.

The Chair, Charles Hadcock raised concerns that the Board had not requested a site visit and made reference to a previous occasion 18 months ago during which a formal investigation was made. He indicated that all Board members had received the relevant information and updates with regard to progress on the project.

Murryam stressed that the visit was not a formal investigation, rather part of an ongoing process to monitor progress and delivery. She indicated that any concerns of Board members should be raised with the Chair.

A number of members of the Board reiterated the Chair's concerns. Representatives from the private sector stressed that site acquisitions can be a complex and lengthy process, involving third parties, and therefore not entirely within the Board's control. It was also again stressed that anyone with concerns should raise them either at Board meetings or with the Chair.

The Chair then enquired as to whether there were currently any concerns to raise and asked Board members to confirm individually. All Board members confirmed that they were happy with progress.

Resolved – That the update on the Cities and Local Growth Unit visit be noted.

54 Presentation - Overview of Town Deal Project and Progress update

Helen Wilson, Trebbi and Murray Lloyd, Project Director (Continuum) gave a presentation updating members as to progress on the Town Deal.

With regard to acquisitions, members were informed that officers were now in a position to secure all the elements needed to progress with the project.

Katherine Fletcher MP raised the issue of the use of certain aspects of space on site off Hough Lane. The Chair clarified that sometimes it was necessary to revise plans if for example, the space was more suitable for business use. He stressed that the BASE 2 site was more appropriate for community use.

The Chair indicated that he had received a request to reconsider the naming of BASE 2, which may cause confusion as there was already a site in Leyland known as BASE. The Chair suggested that the Board explore alternative names.

The presentation included some of the hoarding designs so far. Katherine Fletcher MP indicated that some residents expressed concern about the impact of hoarding. Portia Taylor Black, Strategic Development Officer informed the Board that no residents had expressed concern as part the community engagement process. Katherine Fletcher indicated that she would be able to provide details to assist. The Chair stressed that it was important to get to get the hoarding right and that he would always try and convey to residents that the process was ongoing.

Finally, it was noted that an update report would be submitted to the Council's Cabinet in January 2024.

The Chair welcomed David Taylor CBE DL, as a special guest to the meeting. Mr Taylor had vast experience of the commercial sector and was currently the Pro Chancellor and Chairman of the University of Central Lancashire (UCLan). He stressed the importance of quality hoarding from a PR perspective and for avoidance vandalism and health issues.

Mr Taylor talked about 'experiential retail' and the importance of an events strategy for retail space. He cited UCLan as an example.

Resolved –

- i) That the update be noted;
- ii) That the hoarding visuals be shared with the Board.

55 Risk Register

The latest Risk Register had been circulated to members of the Board for information.

Resolved – That the Risk Register be noted.

56 Date of next meeting

The next meeting will be held on Tuesday, 12 March 2024 at 8.00am.

Chair

Date