

Thurrock Strategic Infrastructure Board (TSIB)

Meeting Minutes

Date: June 11, 2026

Time: 11:00 am

Location: Microsoft Teams, 3rd Floor Room 4

Attendees

Board Members Present:

- Alan Ward - Head of Development Management
- Helen Horrocks - Public Health Principal
- Isratu Marah - Graduate Planning Assistant
- Kate Kozlova-Boran - Head of Employability and Skills
- Keith Andrews - Housing Development and Regeneration Team
- Natalie Smith - Head of Community Development
- Navtej Tung - Strategic Transport Manager
- Peter Wright - Head of Transport and Highways Delivery
- Priscilla Omede - Planning Obligations and Major Infrastructure
- Rocchina Raymond - Recreation and Leisure Services Manager
- Victoria Baldwin - Head of Financial Business Partnering
- Venetia Daly – Head of Street Scene and Leisure
- Elizabeth Unwin - Housing Development Project Manager

Apologies:

- Anthony Fletcher - Director Place Delivery/Service Implementation
- Patryk Jaskiewicz - Graduate Planning Assistant
- Christopher Smith - Consultant ASC
- Ashley Baldwin - Director Planning
- Clive Collins - Senior Business Improvement Officer
- George McCullough - Head of Regeneration and Place
- Helen Nicol - Public Health Principal
- Laura Last - Finance Manager
- Louise Neilan - Director Communities and Engagement
- Michele Lucas - Director Education/Children's Commissioning
- Sarah Williams - Head of Education Support Services

Agenda Points

(PO) noted that (IM) will be the Interim Planning Obligations Officer, whilst (PO) is on maternity leave. (IM) presented on the below agenda points.

Overall S106 Position

(IM) provided a general overview of the S106 Programme's current position:

- Amount Available - £14,770,872
- Amount Received this Financial Year – N/A
- Amount Spent this Financial Year – N/A

Section 106 Timelines

(IM) noted that Services are progressing the spend and delivery of S106 contributions held within their respective areas.

(IM) explained a template for S106 Project Timelines is being developed and will be shared with Services in due course for them to populate. Project timelines will be completed for each of the S106 contributions held within service areas, and will forecast commitment and completion dates, signpost key milestones, and highlight delivery risk through a RAG status based on repayment deadlines and delivery progression. (IM) noted that the deadline to complete Spending Timelines is September 2026.

Transferring S106 Funds

(IM) noted that there have been recent instances where S106 funds have not been transferred to Services, after a project has been paid for. As a result, S106 funds remain unspent in the end-of-year finance report. Services were reminded to contact their allocated Finance Officer to initiate a cost offset against the relevant S106, once a spend has occurred.

Decisions Required

Highways – presented by (PW) – 1 item

- Board agreed to repurpose the remaining S106 balance of £14,656.86.
- Board agreed to use the remaining balance for the installation of bollards on Calcutta Road. The bollards will span the north side of the road, between Ottawa Road and St Chads Road (subject to consultation).

[19/00135/DCO]

Commented [PO1]: Please add the planning references, and redo this section clearly showing what actions, questions and decisions were made. December minutes template should be used

(PW) explained the original contribution was allocated the installation of real-time information boards on the Kent side of the ferry crossing; however, the proposal could not be progressed as the relevant authority was unwilling to install the infrastructure. (PW) noted an alternative use of the contribution for the provision of bollards on Calcutta Road was subsequently identified through the Forum. (PO) further noted that the signatory of the agreement had been contacted regarding the proposed variation. However, no response was received, thus deeming consent in accordance with the agreement variation process. The Board supported the revised allocation.

Environment – presented by (RR) – 2 items

- Board agreed to an allocation of the remaining balance (£6,119.22) towards reinstating the electricity supply at the One Tree Hill Ranger Station **[14/00958/FUL]**

(RR) noted that a previous request had been presented to the Board for new equipment for the maintenance of Langdon Hills Country Park, though this proposal was rejected.

(RR) outlined a revised request, to greater demonstrate infrastructure delivery and compliance with Community Infrastructure Levy Regulation 122. (RR) explained that the building housing the Ranger Station for One Tree Hill is currently condemned due to unsafe electrics. As such, the building has been out of use since 2023. (RR) noted that the Ranger Station consists of a public information office and publicly accessible toilets. There is an ongoing project to reinstate the building and the associated public toilets. (RR) further identified that in its current state, the Service is currently unable to utilise the site which has led to a reduced presence at the location and led to anti-social behaviour since the site was vacated. This has been exacerbated by the fact that CCTV systems are no longer operational as there is no electricity feed to the building, making it difficult to identify those that are causing ASB at the site and damage to the surrounding parkland / buildings. (RR) highlighted that the nearest public facilities are at Westley Heights, which consists of one block with five toilet cubicles (one disabled, three women's and one male) for the 460-acre country park. The Board were satisfied that the revised proposal met the requirements of the planning obligation and supported the allocation.

AOB

No other business was raised.

END OF MEETING