

Thurrock Strategic Infrastructure Board (TSIB)

Meeting Minutes

Date: February 24, 2026

Time: 03:30 pm

Location: Microsoft Teams, 3rd Floor Room 4

Attendees

Board Members Present:

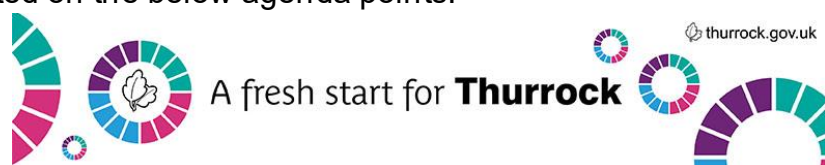
- Priscilla Omede – Planning (PO)
- Natalie Smith – Community Development and Equalities (NS)
- Peter Wright – Highways and Transport Delivery (PW)
- Clive Collins – Environment Performance and Support (CC)
- Keith Andrews – Housing Development (KA)
- Helen Horrocks – Public Health (HH)
- Rocchina Raymond – Recreation and Leisure (RR)
- Patryk Jaskiewicz – Planning (PJ)
- Navtej Tung – Transport Development (NT)
- Christopher Smith – Health and Social Care Transformation (CS)
- Kate Kozlova-Boran – Employability and Skills (KKB)
- Isratu Marah – Planning (IM)
- Alan Ward – Development Management Lead (AW)
- Ashley Baldwin – Planning, Regeneration and Growth (AB)

Apologies:

- Victoria Baldwin – Finance (VB)
 - George McCullough – Regeneration (GM)
 - Sarah Williams – Education (SW)
 - Laura Last – Finance (LL)
 - Michele Lucas – Education, Children Services (ML)
 - Louise Neilan – Communications and Engagement (LN)
 - Helen Nicol – Legal and Governance (HN)
 - Nisshanth Narendran – Finance (NN)
 - Anthony Fletcher – Performance, Support and Intelligence (AF)
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Agenda Points

(PO) presented on the below agenda points.



Overall S106 Position

(PO) provided a general overview of the S106 Programme's current position.

- Amount Available - £14,805,517.43
- Amount Received this Financial Year - £1,423,222.24
- Amount Spent this Financial Year - £840,284.79

(PO) reminded the Board that the spending target for this financial year is £1,000,000. There is currently £159,715.21 left to reach this goal.

Project Timeline

(PO) relayed that queries have been raised on the spending of S106 monies and whether allocations are being spent by their respective repayment dates. In order to answer these queries, we need to establish a clear Project Timeline plan that will clearly highlight how this can be achieved.

(PO) shared a document template on screen. The template displayed an example of a clear programme for the planned expenditure of a S106 contribution allocated to 'Sport'. The template forecasts commitment and completion dates to identify repayment deadlines and highlights delivery risk through a RAG status. The template will help to maintain transparency, as well as enabling early intervention and reducing the risk of clawback or challenge.

(PO) explained the current status slide needs to be completed by services, but (PO) will finalise the template and send it out to relevant colleagues for completion. (KKB) stated that Employability and Skills are aiming to achieve majority of their spending in the next financial year (26/27) as agreed by the Board. (PO) noted that she is comfortable with that approach, so long there is clear reasoning as to why spending has been delayed, and that it has been documented.

Decisions Required

Highways – presented by (PO) – 1 item

- Board agreed to repurpose the original allocation and use the remaining balance (£30,865.88) towards Orchard Footbridge.
[08/00913/TTGFUL]

(PW) explained that the original contribution was for highways and accessibility improvements (a Puffin Crossing on Arisdale Avenue and highway capacity improvements). (PW) noted there are no improvements to be made for Arisdale Avenue, so the allocated funding could not be used here, and will need to be repurposed.

(PO) explained that this request previously went to the Board. The Board asked that this returns once guidance is sought from Legal, as there is no signatory to make the request to. Legal have advised that due to the small amount of the balance remaining, and the signatory no longer existing, there is low risk to the Council. (PO) added that the repayment date has passed, and if the contribution is used for Orchard Footbridge, it would be used within 6 months. This presents less of a risk than holding onto the money.

Community Development and Equalities – presented by (PO) – 7 items

- Board agreed to an allocation of £9,048.98 to East Tilbury Scouts Group for the purchase of a trailer.

NB: This allocation was approved assuming some of the original balance will be spent on extending East Tilbury Library.

[13/00165/ETL]

(PO) explained that this is a request from East Tilbury Scouts Group. The trailer will be used to store camping equipment to facilitate camping trips for local youth and will have a secondary use at Christmas as a mobile grotto. (PO) noted that this will require planning permission as the trailer will be stationary. (AB) stated that he holds no objections, so long the Forum agrees with the allocation.

- Board agreed to an allocation of £1,023.30 to East Tilbury library for the purchase of new items.

NB: This allocation was approved assuming some of the original balance will be spent on the above proposal, and on extending East Tilbury Library.

[13/00165/ETL]

(PO) outlined that the request for 'new items' included:

- Specific items of sensory play toys, including a specific table to enhance the already popular reading time on Thursday mornings which is well attended and enjoyed (£746.24).
- Three new tournament chess sets to be used at the chess club in the library on Thursdays. Previous sets were purchased by the CVS volunteer. Sessions are now becoming more popular with the community. (£179.20).
- Match clocks to assist with the introduction of speed chess to allow more matches and participation, including children. (£97.86)

- Board agreed to an allocation of £3,702.00 to Linford Village Hall for the improvement of the toilets.

NB: This allocation was approved assuming some of the original balance will be spent on the above proposals, and on extending East Tilbury Library.

[13/00165/ETL]

(PO) identified enhancements to the Linford Village Hall toilets, including wall panels, basins and worktops as well new skirting, rehanging radiators and works to the piping. The contribution here is not large. (PO) noted was no objection to this allocation.

- Board agreed to an allocation of £746.24 to Nursey at Linford Village Hall to acquire new sensory toys.

NB: This allocation was approved assuming some of the original balance will be spent on the above proposals, and on extending East Tilbury Library.

[13/00165/ETL]

(PO) explained that the nursey at Linford Village Hall is requesting some sensory toys for the children and a storage shed/container for the equipment that they use, the total for the toys will come to £746.24. The specific shed that is required has not been costed however there is an ask to agree this in principle and confirm the cost at a later date.

(AB) noted the spending of S106 money for good causes in Thurrock should be promoted. (NS) confirmed that a press release will follow when the allocation has been fulfilled, which would raise awareness of how the money is being spent.

- Board agreed to an allocation of £600 to East Tilbury Knit and Natter Club for yarn and postal cost.

NB: This allocation was approved assuming some of the original balance will be spent on the above proposals, and on extending East Tilbury Library.

[13/00165/ETL]

(PO) explained that East Tilbury Knit and Natter Club are requesting £600 for yarn and postage costs which will cover them for a whole year. The yarn is usually provided by members, but the cost of yarn has increased which mean members are having to drop out. The club is attended by residents with an age range of 11 to 85 years old covering a wide range of people.

(AB) questioned whether this allocation would be taken only from the interest accrued on the returned East Tilbury Footbridge contribution. (PO) confirmed this allocation would be funded via the interest Persimmon Homes allowed the Council to keep. (AB) noted that the obligation mentioned is strictly true infrastructure spend, however due to Persimmons allowing us to keep the interest to use on Community uses, these requests can be approved.

- Board did not agree to an allocation of £40,000 to provide toilets for the Linford Wanderers Football and Sports Club.

[13/01163/FUL]

(PO) explained the request which is to provide toilets for the Linford Wanderers Football and Sports Club which is used at weekends in Linford Park. There are multiple

teams who use the park but there are no toilets facilities. The approximate cost for this is £40,000.

(PO) highlighted the for the need of ongoing maintenance of the toilet facilities. This would need to be provided by the Parks Team who may not have the budget and could potentially lead to health and safety issues. (AB) questioned the ownership of the toilets after construction. (PO) stated that she is unsure of who would take ownership of the toilets and therefore provide the funding for their regular maintenance. (RR) stated that she believes if the Council are to fund the construction of the toilets, we would also be obligated to pay for the maintenance of them. (AB) highlighted that the Council cannot build the toilets and have no maintenance for them, emphasising health and safety risks. (RR) noted she would investigate the maintenance position and highlighted that clubs licensing the sport facilities would be involved in reducing mess to ensure smooth running.

(AB) further questioned who would be responsible for covering costs in the event of something breaking or required fixing around the toilet facilities. (NT) questioned who owns the land where the sports club is located. (RR) confirmed that this is council-owned land which is licensed annually to the team. (PO) queried whether it would be the Council's obligation to maintain the toilet facilities given that it is situated on council-owned land. (RR) questioned if part of the funding could be used towards the maintenance of the toilets, as they would be a highly beneficial addition. (AB) stated that it is best to consult with Finance and seek the possibility of allocating money towards the toilet's maintenance. (RR) further added that the Council could potentially utilise a contractor for maintenance.

Action: RR to talk to consult with Finance and confirm the position on maintenance.

- Board agreed to an allocation of £1,503.97 to Grays Library to replace (thirty) broken chairs.

[16/00149/FUL]

(PO) covered the last obligation on the list, which is to replace thirty chairs in Grays Library. (PO) explained that some of these chairs have recently broken, whilst others have not been replaced since a refurbishment in 2005. (PO) stated the request is to use the remaining S106 balance towards the replacement of these chairs, costed between £2000-£2500. (PO) noted that this is a small amount but would mean funding would be used from a Highways allocation for parking restrictions at the junction of Nursery Close and Mollands Lane. (AB) confirmed that the Council should endeavour to fulfil this obligation, however if Highways are happy to repurpose the allocation, then the Council should feedback from the Forum. (NS) stated that she recently met with a Forum member and noted she will require some more information surrounding the proposal. (PO) highlighted that highways will not be able to spend their remaining balance by the contribution's expiration date. (PW) confirmed that he would be content for the remaining balance of this allocation to be repurposed for the library chairs.

AOB

(HH) highlighted that flats in the Purfleet area are currently difficult to navigate in the dark, as street lighting is very poor. (AB) noted that this would be a good place to insert additional streetlights. (HH) stated that she will gather further information to explore its scope as a possible obligation. (PO) asked for a request to be sent, so that it can be progressed and further investigated.

END OF MEETING