

Grays Town Board

28 July 2022. Notes of Meeting / Key Action Points

ATTENDANCE

Board Members

Justin Thomas, New River; Chair
 Jackie Doyle-Price, MP, Vice Chair
 Jayne Sheehan, South Essex College
Board Advisor: Clifford Read

Council

Henry Kennedy-Skipton, Strategic Lead –
 Regeneration
 Brian Priestley, Programme Manager

DLUHC

Iain McNab

Multi-Disciplinary Design Team

Riccardo Bobisse, AR Urbanism
 Graham Gathergood, Beckett Rankin

Apologies

Cllr Mark Coxshall, Thurrock Council
 Adam Bryan, SELEP
 Lucy Harris, Creative People and Places Partnership
 Teresa O'Keeffe, Love Grays Partnership
 Bernice Lim
 Yomi Shodimu

		Action
1.	Welcome	
	JT was delayed in joining so JDP opened the meeting and welcomed everyone	
2.	Review of minutes	
	Approval of minutes for the Boards meetings of the 16 th May and 30 th June was proposed by JDP, seconded by JS and agreed	

3.	Progress Update	
	<p>BP reviewed the decisions of the Board meeting of 30th June and the subsequent champions meeting to discuss the Riverside Activities Centre project and summarised in the Project Change Proposal circulated with the agenda.</p> <p>RB informed the Board of meetings with stakeholders to inform design development including the Grays Yacht Club and Council Officers.</p> <p>The design team have been seeking meetings with the EA, but this is proving difficult due to EA resourcing issues. Likely that meeting will not be until September.</p> <p>BP summarised the programme circulated with the agenda to submission of the Business Case summaries. The Board noted the intention to submit a planning application in November/December.</p>	

Grays Town Board

28 July 2022. Notes of Meeting / Key Action Points

4.	Discussion About Activities Centre	
4a	<p>JT introduced the item by explaining that the cost is capped at £5.3million, the scope of uses appears to have grown and so there is a need to review the uses and opportunities to reduce costs thereby releasing funds for other projects.</p> <p>Three options for the activities centre were presented and a fourth one was added at the meeting;</p> <ul style="list-style-type: none"> • <u>Option 1</u>: 526m² scheme on the Car Park @ £5.3mn - version presented to the Board meeting in June. • <u>Option 2</u>: circa 840m² combined facility with the café @ circa £7.0 to £7.8mn – potentially savings achieved by merging 2 buildings. Note that attached Town Deal output remains unchanged. • <u>Option 3</u>: Smaller combined facility with the café – with a single multi-functional hall (provision for sea cadets to use alongside others). Assuming café remains 350m² and the multi-use facility provision is reduced. • <u>Option 4</u>: Single story building providing a hall with ancillary facilities. <p>The Board members present agreed that the submission for the activities centre be based on ‘Option 1’ subject to a number of caveats;</p> <ol style="list-style-type: none"> 1. That design process would include review of; <ol style="list-style-type: none"> a. the intended uses of the building. b. opportunities to value engineer and reduce cost. c. opportunities to reallocate funds to other projects included in the Heads of Terms for the funding. 2. That the funding process would allow changes as required. <p>Summary of advice provided at the meeting;</p> <ol style="list-style-type: none"> 1. IM advised that the change process recognised that circumstances change through project development and the pressures on project cost. The project change process could allow changes provided projects remained within scope of the Heads of Terms and reflected the objectives of the Board set out in the TIP. 2. BP advised that at the point of submission we would have a concept rather than a finished design. The following stages of design would include review of the scheme as requested. <p>The Board members present agreed that all members be requested to agree this approach by 5pm Monday 1st August 2022.</p>	

Grays Town Board

28 July 2022. Notes of Meeting / Key Action Points

4b	<p><u>Post meeting note:</u> All members were requested by email to respond. All responses received agreed the approach described above</p> <p>A further meeting of project champions was agreed to define the scope of the Activities Centre.</p> <p><u>Post meeting note:</u> A doodle poll has been circulated for this meeting in the first week of September</p>	<p>TC</p> <p>TC</p>
5.	Change Request submission	
	BP presented the project change summary circulated with the agenda. This was agreed by the Board subject to the caveats described under item 4	
6	AOB	
	None.	
	Meeting Dates	
	<p>Board Meeting at 18:00 to 20:00, on:</p> <ul style="list-style-type: none"> Thursday, 25th August 2022 Thursday, 29th September 2022 	