

Grays Town Board

29th September 2022. Notes of Meeting / Key Action Points

ATTENDANCE

Board Members

Jackie Doyle-Price, MP, Vice Chair
Jayne Sheehan, South Essex College
Lucy Harris, Creative People and Places Partnership
Teresa O'Keeffe, Love Grays Partnership

Council

Henry Kennedy-Skipton, Strategic Lead – Regeneration
Bernice Lim, Programme Manager
Yomi Shodimu, Senior Project Officer

Board Advisor: Clifford Read

DLUHC

Iain McNab

Multi-Disciplinary Design Team

Riccardo Bobisse, AR Urbanism
Catherine Healy, Tonkin Liu

Apologies

Justin Thomas, New River; Chair
Cllr Mark Coxshall, Thurrock Council
Cllr Fish, Thurrock Council
Brian Priestley, Programme Manager
Adam Bryan, SELEP

| | | Action |
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| 1. | Welcome | |
| | JT was unable to join meeting, so JDP opened the meeting and welcomed everyone | |
| 2. | Review of minutes | |
| | Approval of minutes for the Boards meeting of the 28 th July 2022, was proposed by JDP and seconded by the Board. | |

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| 3. | Update on Design | |
| | <p>CH (Tonkin Liu Architects) presented to the Board the latest Riverfront designs which included the Riverside Activities Centre and Lightship Café.</p> <p>The latest design and location of the Activity Centre was well received by the Board. The Board thought the proposal clearly illustrated their vision for the riverfront. The Design team were commended by the Board.</p> <p>BL stated the design was still at concept stage and further consultation will be undertaken with various stakeholders to inform the design development.</p> | |

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| | <p>BL advised the Board that a preliminary long-term viability assessment of the Activity Centre indicated a likely ongoing revenue deficit -The Council will not be able to cover these costs. Further works will be required to ensure and secure its sustainability and will be addressed as design develops.</p> <p>BL explained the Council's approach to operational management of the Riverside Activities Centre.</p> <p>BL explained that the Council is currently considering various operational management models and the preferred approach is to transfer '<i>ownership</i>' of the new facility to others by way of a Full Repairing and Insuring (FRI) Lease. The Council would be inviting expressions of interest to this end. This is all subject to the Town Deal grant conditions, Subsidy Control Act 2022, TC Contract Procedure Rules and TC Cabinet approval.</p> <p>BL invited the Board to provide any suggestions/introductions to any community groups or organisations which may be interested in the long-term hire of the space in the Activities Centre.</p> <p>LH suggested that the sports group who regularly use Kilverts Field may be interested in the Activities Centre. LH stated that the Sea Cadets have waited 10 years for a facility in Grays. BL confirmed that there are ongoing discussions with the Sea Cadets.</p> <p>LH suggested the provision of a performance stage being incorporated into the design.</p> <p>Action: Design Team to consider provision of performance stage in the Activity Centre.</p> <p>BL informed the Board that the Project Team has been and will continue to engage with the local community on the proposed development; Various public consultation on the design has been undertaken and further consultations will be undertaken prior to the submission of planning application. A Communications Strategy is being developed to get the message out on the proposed Riverside development. More solid commitment from key occupiers such as the Sea Cadets will be sought to allow design to accommodate users and protect viability.</p> <p>BL highlighted the challenging market conditions with cost escalations due to abnormally high inflation. Whilst there are contingency provisions in place, it may not be sufficient and further steps may be required to deliver the projects within the budget envelope. The Project Team will actively monitor and manage this.</p> <p>Action: Board to be provided with slides of presentation</p> | <p>RB</p> <p>YS</p> |
| 4. | Update on Business Case | |
| | <p>BL advised that the 1st draft Business Cases has been completed and is currently being reviewed. Draft Business Cases will be circulated to the Board for information.</p> | |

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| | <p>The BCR for all projects are above the targeted 1.5 (DLUHC requires BCR to be above 1)</p> <p>BL advised that the Summary Business Case submission is now due on 31st October 2022. An extension of time was granted due to the cancellation of September's Cabinet meeting, following Queen's passing. The Grays Riverside Programme will now be presented to the Cabinet on 12th October 2022.</p> <p>Action- TC to share Business case with Board by 7/10/22</p> | YS |
| 5. | Environment Agency - Thames Estuary 2100 Plan | |
| | <p>Further to email sent to Board on 22nd September 2022, Board was updated again on Thames Estuary 2100 Plan:</p> <p>The Environment Agency (EA) will be consulting on their Thames Estuary 2100 Plan for 8 weeks from 26th September and will be hosting a community information event (drop in session) in Grays at the Thameside Theatre on 11 October between 16:30 and 20:00</p> <p><i>Link for further information of current Plan - Thames Estuary 2100 (TE2100) - GOV.UK (www.gov.uk)</i></p> <p>The Board were encouraged to participate in this consultation event.</p> | |
| | Meeting Dates | |
| | Board agreed that the regular Board meetings will resume after confirmation-of Town Deal Grant Award. IMN advised that DLUHC usually takes a month to confirm grant award following submission of Business Case Summaries. | |
| 6 | AOB | |
| | <p>CR informed the Board that JT will be circulating a proposal to extend CR's commission to support the next phase of works.</p> <p>Action: JT to provide the Board with Proposal</p> | JT |