



GRAYS TOWN BOARD MEETING

Notes of Grays Town Board meeting held on Friday, 8th March 2024 at 16.00 via Microsoft Teams.

Present:

Jackie Doyle-Price	MP, Deputy Chair (Acting Chair)
Cllr Andrew Jefferies	Leader of the Council, and Cabinet member for Environment, Economic Development and Directional Leadership
Jayne Sheehan	Vice Principal, South Essex College
Lucy Harris	Creative Places and People Partnership
Teresa O'Keeffe	Community Representative

In Attendance:

Emma Taylor	Deputy Area Lead for Essex, DLUHC
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Thurrock Council

Mark Bradbury	Director of Place
Gregory McCullough	Interim Head of Regeneration & Place Delivery
Bernice Lim	Regeneration Programme Manager
Olanrewaju Sunmola	Senior Project Officer
Riccardo Bobisse	Project Manager, AR-Urbanism

Apologies:

Cllr Tony Fish	Representing Grays Riverside Ward
Gregory Wilkinson	Area Lead for Essex, Kent, Hertfordshire and Thames Estuary Growth Board, DLUHC

MEETING NOTES

1. Welcome, Introductions and Apologies

JDP welcomed Board members and other attendees to the meeting. JDP informed Board apologies were received from: Cllr TF and GW.

2. Previous Minutes and Matters Arising

Minutes of the previous meeting held on the 21st December 2023 were agreed and accepted as a correct record.

Actions Taken: GMC met with the Sea Cadets to understand their requirements and operation.

MEETING NOTES

3.	Declaration of Interest	
	JDP reminded Board members to declare interests that may affect the board decisions. All Board members confirmed there are no conflicts.	
4.	Town Board Membership	
	<p>Thurrock Council recommended a review of the Grays Town Board membership following the departure of several Board members due to various circumstances i.e., dissolution of the South-East Local Enterprise Partnership (SELEP), personnel changes in organisations, etc.... The Board agreed and members were invited to put forward potential candidates for consideration either to the Chair or Council officers.</p> <p>JDP suggested that it would be beneficial for Thames Freeport Board to be represented on the Grays Town Board. Cllr JA concurred and added that the Thames Freeport are considering setting up an office in Grays.</p> <p><u>Nomination of New Chairperson</u></p> <p>The Board acknowledged the resignation of the chair, Justin Thomas, and expressed their gratitude for his expertise and contributions.</p> <p>JDP suggested that the new Chairperson be selected from the current board members due to their in-depth understanding and knowledge of the Grays Town Deal Programme (the journey - scheme development memory), particularly as the Town Deal programme is in the delivery stage.</p> <p>Cllr JA nominated Dame Jackie Doyle-Price as Chair and Lucy Harris as Deputy Chair. JS seconded the nomination, and this was agreed unanimously by the board.</p> <p>ET highlighted that DLUHC's guidance states that a private sector chair is required for the Grays Town Board. She will confirm the rules and how this can be applied to the Board by the next meeting.</p> <p>The Board agreed that JDP will act as Chair in the interim.</p> <p><u>Post Meeting Note</u>: ET has confirmed that Dame Jackie Doyle-Price could co-chair the Town Board with Lucy Harris.</p>	ET
5.	Terms of Reference	TC

MEETING NOTES

	<p>TC is seeking guidance from DLUHC on updating the Terms of Reference for the Grays Town Board. Draft TOR to be provided at the next board meeting for consideration.</p> <p><u>Note</u>: The following documents were circulated for information:</p> <ul style="list-style-type: none"> - DLUHC's Towns Fund: Supplementary Guidance on the role of Town Deal Boards in the delivery phase. 	
6.	Programme Update	
	<p>GMC reported that the Design Team has developed new proposals for the Lightship Café and Activities Centre based on the comments from the Town Board at the last meeting. The proposals have been circulated to the Board in advance of this meeting.</p> <p>BL presented the Highlight (Progress) Reports for each project; and explained that the delivery programme is being refined.</p> <p><u>Project 3: Grays Riverfront Park</u></p> <ol style="list-style-type: none"> a. The Board agreed that the flood defence height should be increased to 7.5m as advised by EA. b. The planning application to be submitted by Sept 2024. c. Projected completion in Oct 2026. TC to seek to guidance from DLUHC on programme slippage. d. A Project Adjustment Request (PAR) may be required for the slippages in completion date. If so, business case summary will be updated to support a PAR submission in Oct-Nov 2024. <p><u>Project 4: Grays Beach Riverside and Kilvert's Field</u></p> <ol style="list-style-type: none"> e. An updated Lightship Café proposal, with includes a platform which could accommodated 60 people seated or 100 people standing was presented. This platform would support activities in this space without incurring high business rates for the café operator. Note the Lightship Café has been descoped from 429m² to 270m². 	

MEETING NOTES

	<p>f. The Board approved the issue of an Invitation for Expression of Interest to secure an Operator with the updated Lightship Café proposal. Bidders will be required to set out their approach to working with TC to active with wider park area. Potential operator will have the opportunity to influence the final design.</p> <p><u>Project 5: Riverfront Activities Centre</u></p> <p>g. A dedicated Activities Centre for the Sea Cadets was presented; new build was reduced from 526 m² to 362 m² for a sole-occupier facility.</p> <p>h. There were concerns about the Sea Cadet's ability to sustain the operational costs of the building and deliver the targeted visitor outputs and the wider regeneration outcomes.</p> <p>i. The Board approved the issue of an Invitation for Expression of Interest to secure an Operator for Activities Centre.</p> <p>j. The Board expressed a desire to bring the Sea Cadets back to Grays. As such, it was agreed that the EOI package would include a provision enabling the Sea Cadets to utilise the facility.</p>	
7.	AOB	
	<p>MB informed the Board that his is changing roles within the Council - his new role as Chief Officer of Economic Growth and Special Projects Lead involves building strategic partnerships and connections with the private sector to facilitate Regeneration and Economic Development. Therefore, he will be able to facilitate the conversation with potential partners to support the Grays Town Deal Programme.</p> <p>The Board is advised that Claire Demell is the new Executive Director of Place and will have oversight of the Town Deal Programmes moving forward.</p>	
8.	Date of Next Meeting	
	TC to schedule progress updates sessions every fortnight on a Friday at 8:30am.	TC