

# Tilbury Towns Fund Board

## Notes of meeting / Key action points

9am to midday, 26 June 2020

Port of Tilbury, LFH boardroom / Microsoft Teams

### Attendance

#### Board Members:

- Peter Ward, Port of Tilbury (Chair)
- Jackie Doyle-Price, MP (Vice Chair)
- Cllr Mark Coxshall, Thurrock Council
- Simon Harper, CLLD
- Lucy Harris, Creative People and Places Partnership
- Yewande Kannike, One Community

#### External Support:

- Rebecca Collings, Nicholls
- Nigel Stewardson, MHCLG

#### Council Support:

- Andy Millard, Director of Place
- David Moore, Interim Assistant Director, Place Delivery
- Rebecca Ellsmore, Programmes and Projects Manager
- Camille James Programme Manager
- Irina Blanks, Senior Project Officer
- Rebecca Horne, Senior Communications Officer

#### Apologies:

- Amazon

<b>1.</b>	<b>Welcome and apologies</b>	<b>Action</b>
DM	Welcomed everyone and apologies were noted.	
<b>2.</b>	<b>Review Meeting Notes and Actions</b>	
PW	<p>Peter went through meeting notes and actions</p> <p>Board needs to decide if Feasibility for Clipper will be joined with Grays. Potential London Resort will be putting this service across the water. Look at the studies and what can be done to improve the service. AM updated on meeting with London Resort they are still interested and aiming to submit their DCO (Development Consent Order) by the end of the year.</p> <p>MC – had a meeting with London Resorts liaison group, they are planning on building a jetty as part of their scheme. PW is in dialogue with London Resorts, the Board agreed we would still want a clipper link to London. Grays and Tilbury, water front needs to get opened, it works for both communities London Resorts are looking at railway as an entry point in Tilbury. Linking Tilbury to London would open up the Fort. Board agreed to move forward with initial costing work.</p>	
	<b>Action: Board approved budget for previously circulated commission to commence initial feasibility work on potential for using the existing jetty for River Bus services</b>	<b>TC</b>
	<b>Action: TC to scope a feasibility study for arrival points to Tilbury and circulate as soon as possible. Board agreed to approve it virtually once received.</b>	<b>TC</b>
<b>3.</b>	<b>CLLD Programme</b>	
DM	<p>CLLD update: Two main elements to it. ESF funding helping people (mainly revenue), ERDF helping businesses (mainly capital). Programme is making progress, 5 grants have been awarded so far, hard to get match funding from businesses. Request from CLLD team to consider if TF can match fund some of the ERDF elements.</p> <p>Impact of Covid-19 on Thurrock. Impact from March to May is really stark. The Board considered if we need to try to help support businesses and get people back to employment. PW said this is capital spend, we have to spend it on projects. Board have to consider projects that could generate some level of employment for local people.</p>	
<b>4.</b>	<b>Review Town's Fund Guidance and Prospectus</b>	
NS	<p>Nigel Stewart provided highlights for the new guidance. New version will be launched correcting errors. Thames Clipper is a green super highway to London and can fall under urban regen, culture and heritage. Throughout the document Green and Clean infrastructure has been mentioned many times, it is important.</p> <p>FAQ will be released in a next couple of days. Guidance on what to do if you want to receive over £25M. Up to £50M available now in the offering for very exceptional projects.</p> <p>3 submission cohorts have been announced. All cohorts are equal. Decision will depend on projects submitted to MHCLG.</p> <p>Tilbury is aiming for cohort 3, January 2021 submission.</p>	

	<p>MHCLG Want to see match funding where possible as well as community engagement with new and existing groups.</p> <p>Long term gain, not short term gain, it has been repeated internally and in meetings.</p> <p>TIP has to be signed by a secretary of state. TIP Template is coming forward shortly. Template would just provide structure and guidance.</p> <p>Annex would give a further steer and worth having a look at.</p> <p>Guidance on delivery planning and how we monitor and evaluate you.</p>	
<b>5.</b>	<b>Review previous understanding of areas/projects to focus on</b>	
DM	<p>DM took the Board through a presentation of projects, outlining the board's previous deliberations and checking that the projects were still appropriate and required by the Board, especially considering the impact of the COVID 19 outbreak.</p> <p>Station gateway</p> <p>Tiding up the gateway entry points to the area. Car park around the area and Selwyn road car park. Board asked if the Council would use its powers to take control of the commercial units. Answer: At this stage we would highlight it as an opportunity project, if the Board were interested in taking it further we could then test owners' appetite for disposal. Board discussed options of refurbishing or rebuilding. We need to know process of how we move this forward. The whole area looks rundown and is not a good entry point to Tilbury. Board agreed that Feasibility study will help make a decision.</p> <p>Board mentioned that Gravesend has huge diverse range of shops and it would be good to see that replicated in Tilbury.</p> <p>Board express the need to start engaging with store owners and key owners to find out what they want out of it. Conversations suggest that Tilbury Taxis would be interested in shopfront improvement but they lack the capital to pursue independently.</p> <p>Calcutta Road</p> <p>Board discussed potential housing delivery in that area. Board agreed that housing delivery is easy and they should think of how to uplift the area and improve the area around Calcutta Road by improving the sense of place.</p> <p>Tilbury IMC.</p> <p>To achieve BREEAM outstanding rather than Excellent would cost £1.5 M Cllr Coxshall supported this being an iconic building – no one from the Board countered that view. There is an opportunity to build an additional space on 2nd floor of IMC which is currently expected to be part 3 storey part two storey Maybe adult Education or another community use. Scope for additional work if IMC to be expanded. Useful opportunity to present and ask for opinions. Mental health and disability. Sunshine centre could possibly expand their services. Previous conversation happened, they decided to stay where they are. If we use Towns Fund money then they might re consider.</p>	
	<b>Action: TC to contact Sunshine Centre</b>	<b>TC</b>
	Police Station is still occupied. Community centre is close by as well. Lucy is planning to have a meeting with community centre and provide update to the	

<p>Board. Yewande mentioned importance of wellbeing and looking at educational side to develop skills of local residents People would like TAC college to have presence in Tilbury.</p> <p>Nigel pointed out that surrounding is important as far as we can avoid beautification. Board have to explain how this benefits and interlinks with the wider area</p> <p>Tilbury Library and Hub.</p> <p>Board agreed this is one on the nicest buildings in Tilbury. Board agreed to keep this place and keep the heritage of the town. Potentially look at this as a refurbishment project. This site would complement IMC building. There is a potential structural issue. Money would need to be invested from the Board to carry out a technical site survey. Facade of the building is in good quality. Space can be used as an educational facility it could accommodate Tilbury Treasurer's project.</p>	
<p><b>Action: TC to commission a structural survey</b></p>	<p><b>TC</b></p>
<p>Land Acquisition</p> <p>Police Station building and current NELFT health centre are likely to come on the market and could be opportunities for the Board to acquire land for project delivery. Board agreed to get a valuation done on plot 5 and 6. Options are to acquire it or leave it on the open market.</p>	
<p><b>Action: TC to commission Valuation of plot 5 and 6</b></p>	<p><b>TC</b></p>
<p>Onside Youth Facility.</p> <p>Board agreed to progress further and have a meeting with Onside Youth. Have an initial conversations on the feasibility of having a facility in Thurrock. Police station plot suggested as a space for Onsite Youth facility.</p>	
<p><b>Action: TC to contact Onside Youth for an initial conversation</b></p>	<p><b>TC</b></p>
<p>Parks and Open Space</p> <p>Board discussed flat roofs houses and wanted to know if Council are progressing with this. Board would like to see cafes and a better use of open spaces.</p> <p>Tilbury Beach, River Bus, 2 forts way</p> <p>Tilbury 2 consultation, 2 Forts way is really important to Tilbury people. It was noted that there is a high pressure gas pipeline there, Natural England and environment agency are involved. Board would like to further look into developing 2 Forts Way. Board agreed it is a very valuable asset and people feel very protective over it. Board have to make it a unique destination by connecting cultural assets already present there. Board talked about establishing links to the beach, Thames Clipper service, cruise terminal and 2 forts way. As well as commemoration of our role in defeating armada, potential by a public art commission. Board agreed this area would fall under greener and cleaner category.</p> <p>Board agreed they need transformational story and explain what is the desire of the Towns Fund. Positioning Tilbury as a centre of a British Maritime history. Develop overarching vision for the Board and be strategic of what we</p>	

	do in this area, it has to be captured in the vision. Strategic thought and then costing and then decide if it is £25M or £50M.	
	<b>Action: Board agreed to write a commission for a vision for Tilbury and Lucy to approach Scott Sullivan to carry out this work.</b>	<b>TC</b>
	Nigel stressed that FAQ should give more clarity. These are all great projects Board discussed today. Board needs to link them together and tell a story. That is what MHCLG wants to see from projects.	
<b>6.</b>	<b>Consultation</b>	
	Consultation should be coming after we decide on the vision and projects. Set out how we move forward.  PW: we need to get to the next meeting and have something we really want to consult with. Especially local community consultation. Most consultations are electronic now, so we need to look at this. Board agreed to discuss Vision at the next meeting, agree fund we are going for and then based on costings choose projects.	
	<b>Action: Peter requested a meeting with Jackie and David in three weeks' time to check on the progress. Does the vision looks right and we are going for £25M and £50M.</b>	<b>TC</b>
<b>7.</b>	<b>Support Available</b>	
	MHCLG have appointed a consortium of experts, led by ARUP, specifically for the Towns Fund programme. This group will give expert strategic advice and guidance. Whole range of expertise is available on topic specific knowledge. Expertise can cover, support with visioning and strategy, project prioritization, drafting business case. Can provide help with setting priorities and desirable outcomes. RC is a Programme Manager by trade and will act as a critical friend.	
<b>8.</b>	<b>Any Other Business</b>	
	Live stream FAQ probably next week – NS	