

# Tilbury Towns Fund Board

## Notes of meeting / Key action points

9am to midday, 4 December 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
- Cllr A Mayes, Thurrock Council
- Simon Harper, CLLD
- Lucy Harris, Creative People and Places Partnership
- Yewande Kanneke, One Community
- Adam Bryant, SELEP

#### External Support:

- Steve Norris, LSH
- Rebekah Formosa, LSH
- Nigel Stewardson, MHCLG
- Emily Holton-Walsh, Nichols Group
- Leo Hammond, LSH (Station Gateway)
- Rob Clark Jones, LSH (Station Gateway)
- Paul Barrett, LSH (Station Gateway)
- Andy Cameron, Fabrik (Station Gateway)
- James Palmer, Beckett Rankine, (Jetty)
- John Clark, Pick Everard, (Tilbury IMC)
- Sianaja Feroz, Pick Everard (Community Hub)

#### 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

1.	<b>Welcome and apologies</b>	<b>Action</b>
PW	Chair welcomed everyone and apologies were noted.	
2.	<b>Review Meeting Notes and Actions</b>	
PW	<p>Chair went through meeting notes and actions. All actions were completed.</p> <p>Relocation of the building to the Daisy Field, cost implications. Tilbury Vision. Get more contact with Amazon - Action with Peter, no substantial progress. Costing with consultants. Engagement with children – Lucy did a Zoom call with 60 kids, have not met with Youth Cabinet yet, worked with Kevin Sadler, will get a few pictures. Check and Challege on 14th. Comms with TCA.</p> <p>2 decision to the Board –</p> <p>Community Space ( existing one or new one)</p> <p>Police station is not ideal location for Onsite Facility</p>	
3.	<b>TIP – Tilbury Vision</b>	
	<p>SM – documents were sent out on 03/12/2020 to be reviewed. Word document Stakeholder Community engagement would need to be updated. Engagement Plan and Visioning Document. Will go forward to Check and Challenge.</p> <p>CCS - Why do we talk about Corporate Strategy and why we sit in the SELEP? To link to the whole strategy and SELEP it all must be linked, we have got to align it to the whole lot.</p> <p>HG – it has to be aligned with current initiatives and all the bodies that are involved</p> <p>Power Point slide deck – Vision. Please review, provides narrative for the vision, strategies, draft vision is the final slide. One comment is: a little bit too long at the moment. Next steps – your feedback. Get out for TAG for comments and for Lucy to post on website to comment. Narrative development of the vision</p> <p>Lucy Harris – is a bit disappointed, 101 TIP is going forward, needs to be more engaging, we are not Tilbury on Thames, we are Tilbury. A bit more engaging and a little bit more authentic to the Tilbury, a little more of a Tilbury. Must be 250 characters, hard not to be generic, more feedback is welcome.</p> <p>What do Board think of Tilbury on Thames – was a bit of a branding or a new start of the town. A little bit more description about relevance of documents that coming out.</p> <p>PW – we need to feed comments to you.</p> <p>Ideally to get comments today so this can be reviewed over the weekends as well as comments from other comments (TAG and Web Site).</p> <p>JDP – Heritage and Hub and set of messages around it. Cynisms is around it, Tilbury on Thames is not applicable, nice punchy message.</p> <p>Message from the Board – go back to the original message, we want to get it right first time. We all know what the vision is it needs to reflect</p>	
	<b>Action – LH to review visioning from 12:30 – 14:00 on Friday 04/12/2020</b>	<b>LH</b>

	<p>Check and Challenge – working draft will be submitted on 07 or 08 and send updated version will be shared with the Board on 22 or 23 December and need a feedback by 08/01/2021. Will be split into two, actual TIP split into 3. In advance get context out a week before a final document goes out</p> <p>January – finalising a TIP, final TIP will be issued on 23rd</p> <p>Final Submission on 29th of January</p> <p>Next Board meeting to review, meeting date is 08/01/2021.</p> <p>DM – how we go about funding, discussions going on how business case will be funded once TIP's submitted. How we cover off the work that is needed for Business Cases. No updates from Nigel</p>	
<b>4.</b>	<b>Project Updates</b>	
CJ	<p><b>Accelerated Funding</b></p> <p>Fire Station is vacant possession, demolition is on target</p> <p>Parks are being developed with contractors</p> <p>Youth Centre – 7th December Brennan is opening up</p> <p>Shop front schemes are a bit of a struggle, due to closure of shops</p> <p>NS – ministerial interest, any news would be great.</p> <p><b>1. The Hub</b></p> <p>Station Gateway – LSH – Leo Hammand</p> <p>Presentation will be shared.</p> <p>Hub, Heart and Heritage.</p> <p>Station square - background station building, steps and ramp , bring people directly to station square, stair co and lift co</p> <p>St Andrews Square</p> <p>Calcutta Park – public realm and green</p> <p>The Port walk, cycle and pedestrian walk, Tilbury Fort</p> <p>Public Realms</p> <p>Leo went through costings and presented two costings options. Cost split over 4 years.</p> <p>PW - On the fees they are reasonable and they are all included. All fees are included</p> <p>Board for comments:</p> <p>CCX – no shops replacements on private properties, cycle way is sitting in a different Council pot in Highways budget, Capital project. We are allocating to the wrong places, we have not got far enough. My concern: highways work and bollards. Minister spends money on landing area, move cycle lane and stairs. We are talking 2022-2023, that could be very awkward and it is not on our land, can this be achievable on our time.</p> <p>We have spoken to Network Rail and C2C and they are happy with this proposal</p>	

Cycle lane is not funded in any other way. Dock Road cycle way is a small project and they are not linked

CJ – we are working with other teams to ensure duplication is avoided

NS – certain extent of beautification in there

LH – point of beautification, Calcutta Square that proposal would make a massive difference to Tilbury, it is a wayfinding and design, helps whole Tilbury. It is more than beautification, it is opening up and inviting people through to the town centre.

PW – I agreed with Lucy and it is about that story that we will tell to people who does not know Tilbury. General principle is one of our projects and we will move forward with it. It is the one that needs to get done.

Board is happy with it considering there would be refinements later on.

If we could get a letter of support from Network rail that would be fantastic and it would reinforce this project.

## **2. The Heart – Civic Square**

Tilbury IMC – (Complete no updates)

Tilbury Community Association – had a meeting with Rebecca Ellsmore and Camille on 03/12/2020. Tour of facility, it is even bigger inside than outside. It is very tired, stack in 1980s, needs TLC. They talked about groups, there is a lot of them: it is part of their constitution and licensing – no children. This is purely for adults to have that social interactions, 2900 members. Working with us – they would be interested in talking to us, they are self-sufficient, no immediate need for any capital, CLLD grant shop improvement. They are to carry on master of their own destiny. NO we do not allow travellers, no 18th and 21st Birthday parties. Heritage, Station Area – supporting. If Groups and communities are needed then they are happy to accommodate. Put groups in touch with them. Perform a proper section and attend informal community. Land was gifted to the Community Association, maybe some leaver there. Can we finally thank Camille for coming with us

### **Action: Find out if land was gifted to them?**

Community Space – are we saying we do need to put a new facility?

Yewande – it is an exclusive club, if there is anything than Council can do because it is intolerable as we are in 20th century. What are we saying if we build a new facility, there would be us and them? It is still inappropriate that they stay as they are. Newbie on this one, if everyone think it is tolerable then. Who will manage the new facility if we build it? Public benefit, charity commission, they are not for public benefit. They have not got any public benefit.

JDP – not tolerable, they are anything but that. They are private members club, occupying the place. Council owns a land and charges peppercorn rate, they should be changed commercial rent. Degree at which we need to make a judgement and how the Media attention, we need to bring this to surface, tackling some of this social barriers and social issues. This cannot be ignored

CCX – how we do it in such a short scale, we cannot let them get away with it. Working together to makes sure it changes. Board needs to help Council, are they in Community list in my asset review. I do not know how much they are

paying per month. They are not on the list. Complete list of the assets and the ones we will keep. Can it be a ground lease, freehold properties, freehold is still ours. They must be paying freehold ground lease to us. They must be paying something.

PW – they should be paying commercial rate, they are private members club. Barrier we will not break down, we need to more inclusive community space. We are always thinking about spending money on that facility. What are we putting in our TIP? How generically, we need to defy it in the TIP.

LH – what is their constitution, generic in the TIP that would life a lot easier? We need to go with new facility and we need to address this issue as it cannot happen, we cannot have them, part of the wider community. Happy to be part of this discussion and all they all have a problem with TAC. I am happy to assist with that.

**Action: Create a sub-committee to sort it out. CCX I am happy to join that, cabinet member of assets. Strategy of how to deliver this. LH and Yewande**

CCX – happy for a new community space in stage 1 application, we have not chosen a right site yet

**Action: Check with finance and asset and community teams in the council what were their dealings with TCA**

Costing for the facility was - £3.5M

If we open something similar community will manage this building, a lot of options form people who will manage this space.

Parks and Open Spaces

Anchor Field – best facilities we can possibly have, moving Youth Facility there

Daisy Field Park – going light touch, hard standing areas and just some general spend, we will focus more on the Anchor field. Change of facilities, kiosk, small events can happen there, burger vans, that would work. Not a big community space. Change facility, from the consultation, multiuse gaming area, opportunity of match funding.

**Action: provide what can be on Daisy Field, so Board can review and decide**

### **3. The Heart – Youth Provision**

Youth Provision Offer - Lucy Harris

OnSide Funding – TIP

Decision: where do we put the right facility? Onsite need bigger area. Can we keep children centre and build one next to it.

Anchor field is a massive space, do children centre would sharing this space will be a conflict. Youth wanted to have something of their own.

LH – children centre footprint on park and, if we put another building, we encroaching on parkland.

CCX – Aligning two is possible. Bringing OnSide on that park would be perfect. What can we do there? Opportunity for community space. It would be brilliant to have OnSide on that park

PW – I think police station should go, build OnSide facility there, area of the park, we can fence it off, I wonder if that is a solution. Police Station has three mature trees outside it. I can't believe three trees can stop in a way of this project, plant another 10. Seems wrong to move children's building

They put it on the roof of the building as one of the options. Def Police Station needs to go

JDP – Loads of green space but it is dead, it is just literally green space. OnSide would be amazing – love the idea. Police Station is an eye sore can be used for community space

LH - love the idea of putting OnSide on green space, they are tightly managed, they would struggle to have a separate green space

Yewande – agree with Lucy and Jackie, would be great to see Youth Facility come back into that centre. Children centre is a big centre relocation it to somewhere else? My preference is to have it on Police Station

PW – leave children centre where it is, build OnSide on triangular area. Let's put it on the open green space and build it there

Lower Thames Crossing – provide a letter of support for his project

**Vote: Green space and not moving children centre**

#### **4. The Heritage**

Thames Clipper (Complete no updates)

Tilbury Fort – WE MADE THAT

Tilbury Beach – WE MADE THAT

Consultants engaged. Holly Lewis presented the slides. Presentation will be shared with the Board.

We need to build on it, Windrush Statue is a good idea

#### **5. Digital Connectivity**

Extending Fibre, if we are increasing costs in another 4, is this one we want to do at all? Struggling to get definitive costs

214 locations we have Wi-Fi.

We have got time to look at this further.

LH – home working is really important. Have other TIPS included digital connectivity? Would MHCLG is expecting us to deliver on this?

NS – we would expect it and we saw it in other TIPS. Have not seen them to the massive extent. Rebecca Collings - have not particularly seen them.

CCX – it is expected from us, around Hub area.

Linking to individual projects, that would make sense.

Put it where our hubs are

	<p>Would be good to see where overall costs are sitting. Verify by consultants and for us to decide if it is £25M or £30M. We need more financial information to form that view as a Board.</p> <p>Clarify about Library. We are looking at possible education hub, discussion with economic team. One of the thing a lot of documents will be shared with the Board for the next two weeks, it would be great to get a feedback from the Board Members. Good to see where Adult education will roughly be located, would be good to see Adult educational facility in Tilbury, people do not want to go to Grays</p> <p><b>Action: Send a summary paper to the Board with costs</b></p>	
<b>5.</b>	<b>Comms</b>	
	<p>We have not had as much</p> <p>Messaging has gone out and has been really possible. 83% interaction</p> <p>Shared with Council</p> <p>Traction on LinkedIn response from the businesses</p> <p>Schools activity is really positive, would be great to share that</p> <p>Keep on top of allocated funds project to capture the progress</p> <p>LH – It backed off a little bit after initial interest, arts council got in touch, communication from arts groups. Good they are interested and engaging. Kinetica, creative blast, new estuary festival</p> <p>Drone footage over Tilbury happened and pictures were shared with Camille.</p>	
<b>6.</b>	<b>Budget Review</b>	
	<p>Not much money left, we are out of money. It is good enough. We are really low on money.</p> <p>Thank you to Peter for paying for drone footage</p> <p>Spreadsheet concerning Budget and costs for Onside facility</p>	
<b>7.</b>	<b>Any Other Business / Next Steps</b>	
	<p>NS – I do not have any concerns, you are where you need to be.</p> <p>Paper to the Council's Scrutiny Committee on 8 December</p> <p>TCA – local chap Peter Hewitt, whether we need to stink about local Tilbury people who should be referenced, maybe he can put a note about heritage, to personalise it to Tilbury. If you go down to Canvey all the benches are named after people. Maybe we can duplicate. Would be lovely to do something, having more places to have a sit around River Side Beach Area.</p>	