



CLEATOR MOOR TOWN DEAL BOARD

AGENDA

Venue: This meeting will be a virtual meeting

Date: Friday 25th June 2021

Time: 9.30pm

1. **Meeting protocol**
2. **Attendances and apologies for absence**
3. **Minutes of meeting held on 21st January 2021 – attached**
4. **Declarations of interests in Agenda items**
5. **Cleator Moor Town Deal Heads of Terms offer**
To advise Cleator Moor Town Deal Board of the offer received from the Ministry of Housing, Communities and Local Government ('MHCLG') for the sum of £22.5m in respect of the Cleator Moor Town Deal bid and to authorise the Chair to accept the offer
6. **Next steps**
To update on the next 12 months of process required from accepting the offer, with a focus on the next 2 months

Contacts:

Email: towns.fund@copeland.gov.uk

Website: <https://www.copeland.gov.uk/regeneration-projects>



Cleator Moor Towns Fund

Minutes of Board Meeting held on Thursday 21st January 2021 at 2pm

1. Meeting Protocol

All participants were reminded of the virtual meeting protocol, to remain on mute unless speaking and to use the 'hand up' function to indicate a wish to speak.

2. Attendances and Apologies

In attendance

Board Members

- Kayleigh Daniels – Chair – REACT Engineering
- Bob Metcalfe – Vice Chair – Regen North East Copeland
- Oliver Dorgan – Deputy for Trudy Harrison MP – Parliamentary Assistant
- Corinne Watson – Deputy for Jo Lappin – Cumbria LEP
- Joanne Crowe – Operations Manager, Phoenix Enterprise Centre
- Paul Rowe – Project Manager, Phoenix Youth Project
- Rev Nicki Pennington – Faith Representative
- John Bamforth – Director of Brannan & Sons Ltd
- Joe Martin - Head of Energy & Funding, BEC
- James Varah – Home Group
- Mark Telford – Managing Director Forth Engineering
- Cllr Peter Burns – Cleator Moor Town Council
- Cllr Hugh Branney – Copeland BC
- Cllr Frank Morgan – Cumbria County Council
- David Farrell - Moor Sports

Also Present

- Jim Youdale – St Mary's Church
- Gillian Elliott – Cumbria County Council
- Eleanor Farrell – Cumbria County Council
- Suzanne Cooper – Cumbria County Council

- Michael Barry – Cumbria County Council
- Lauren Newby – Hatch Associates
- Naomi Hollows – BEIS
- Damien Morris – ACT
- Lorraine Smyth – ACT
- Kim Cooper – ARUP
- Rebecca Crockett - ARUP
- Mark Foster – OPEN
- Sangeetha Banner - OPEN
- Mike Starkie – Elected Mayor – Copeland BC
- Pat Graham – Chief Executive – Copeland BC
- Sarah Mitchell – Copeland BC
- Diane Ward – Copeland BC
- Andrew Clarke – Copeland BC
- Stephanie Shaw – Copeland BC
- Rose Blaney – Copeland BC

Apologies:

Apologies were received from Marc Watterson.

3. Minutes of the Meetings held on 17th December 2020

There were no comments received regarding the minutes of the last meeting.

RESOLVED: – That, with a vote of 12 for and two abstentions, the minutes of the meetings held on 17th December 2020 be agreed as a true record.

4. Declarations of Interest in Agenda Items

Declarations of Interest were made as follows:-

Joanne Crowe declared an interest as Operations Manager at Phoenix Enterprise Centre (PEC) and Administrative Support for Regen North East Copeland (RNEC).

Mark Telford declared an interest as Managing Director of Forth Engineering and as Chairman and Director of Works 4 You.

Corinne Watson declared an interest due to the Cumbria LEP providing Grant Funding to Copeland Borough Council in a project relating to Leconfield.

Paul Rowe declared an interest as Project Manager at Phoenix Youth Project.

Joe Martin declared an interest as Head of Energy & Funding at BEC.

Oliver Dorgan declared an interest as the representative for Trudy Harrison MP, as a representative on Cleator Moor Town Council and as Director of RNEC.

John Bamforth declared an interest as Finance Director of Bannon & Son Ltd which is a resident at Leconfield.

Kayleigh Daniels declared an interest in as a Trustee of REACT Foundation and as a PEC tenant.

Cllr Hugh Branney declared an interest as a Director of RNEC and in GLL due to local involvement.

Frank Morgan declared an interest due to being a Director of PEC and a Cumbria County Councillor.

Bob Metcalfe declared an interest as a Chair of the Board of Directors of PEC.

Peter Burns declared an interest due to being Cleator Moor Town Councillor.

5. Town Investment Plan

Mark Foster (OPEN) took the Board through the updated draft design of the Town Investment Plan and highlighted some future plans for the design.

A number of images in the document were highlighted as incorrect, with members agreeing to co-ordinate with OPEN to correct the issue.

Copeland's Chief Executive highlighted that the infographics and orientation were a great addition and improvement that highlighted that Cleator Moor has the potential with the current situation being not all good and not all bad.

Board members noted that the current artist illustrations included may raise more questions than they answer, with James Varah highlighting a lesson learned from previous consultations being that some take conceptions too

literally and the experience was generally negative. The suggestion was made to include an explanation note and change the content to avoid confusion.

One talking point for members was around the Student Accommodation on page 83 of the document, noting that with the image being zoomed in a range of places would be missing and the potential would not be highlighted. Suggestions were made on how to resolve the issue with an agreement being made to include an internet image of the area as well as the current image to highlight the area.

Lauren Newby gave an overview of the funding bid text, highlighting the key figures, while requesting that members ask any questions they have on the text and send any further feedback in an email.

Due to needing to leave as a result of another commitment, Cllr Branney asked for clarification on the 3G/4G pitch which had been proposed and the management for the staff, as well as noting that statistics for jobs created would be beneficial. It was clarified that 4G is the market terminology for the 3G pitch, and the one that has been ordered is 3G with the requirements previously specified. There is currently no space in the plan to provide full detail of the management option for the site, but detail of possible options can be added at a later stage.

[Cllr Hugh Branney left the meeting at 15:08]

It was noted that the total cost figures were incorrect as the Connected Towns cost had not been added into the final figure. This would be amended before being included in the document and sent to members to review.

Confirmation was given that £5,000 match funding from Phoenix enterprise centre had been included in the total cost figure.

The largest talking point for Board members and attendees came thanking everyone for their participation and hard work in getting the Towns Deal project up and running, in a great place to move forward and into being a unified piece of work that aims to help all of Cleator Moor.

[James Varah left the meeting at 15:15]

It was noted that the next piece of work, centred around informing the community, would be key. As ensuring that the community understands and is confident on the delivery of this project would promise success, as would keeping ownership of the project at town level. Managing the community's

expectations of the project would also be key. Board members also noted that there needed to be information provided to the public on all themes within the overall project and not just certain aspects when possible.

RESOLVED: – That;

- a) With a unanimous vote for the recommendation to agree the Town Investment Plan, with the final delegation being given to the Chair to sign off any amendments
- b) All Board members/advisors to send feedback on the graphics and imagery content of the PDF and the contents of the pack to Sarah Mitchell by 25th January at the latest
- c) Images on page 50 and 106 to be corrected with more images being submitted regarding current businesses on Leconfield
- d) An explanation note be added and content amended on the artist illustrations to avoid confusion.
- e) An internet map be added to show sites in addition to the current image on page 83
- f) Statistics on the amount of jobs that could be created be added to the pack
- g) Impact pieces to be added
- h) Connected Towns total cost information to be updated accordingly.
- i) Quote from Board member Joanne Crowe to be sent to Lauren Newby to capture the journey of being a part of the Towns Board

Commented [SM1]: Already there

6. Next Steps

It was explained to Board members that the next step in the project would be communication. A joint statement will be published by Copeland Borough Council and the Cleator Moor Towns Deal Board which will outline the Towns Deal Plan. More details will be provided to the public once the government had responded to the plan.

RESOLVED: – That the next steps in the project will be a communications statement.

Meeting closed at 3.38pm



Item 5 – Cleator Moor Town Deal Board Cleator Moor Town Deal Heads of Terms offer

Why is this report coming to the Cleator Moor Town Deal Board?

MHCLG on the 8th June 2021, offered Copeland Borough Council and the Cleator Moor Town Deal Board the sum of up to £22.5m to deliver the Cleator Moor Town Deal. The Heads of Terms outlining the offer is included in the Board papers as an appendix under item 5.

The projects approved by MHCLG for progressing to the next stage are set out in the annex to the offer, headed 'Annex to the Heads of Terms: Projects within scope of the Town Deal' and comprise of the following 5 projects:

- (a) An 'Enterprising Town' - to transform Cleator Moor through leveraging the economic growth potential of the Sellafield nuclear decommissioning site (£7.7m);
- (b) A 'Revitalised Town' – to create an enhanced central focal point for the town to increase commercial activity and footfall and improve access to services and perceptions of Cleator Moor (£4.84m);
- (c) A 'Campus Town' – to provide flexible, fit for purpose accommodation, using Towns Fund to ensure the accommodation reuses vacant or derelict sites in Cleator Moor, aiming at enabling the University of Central Lancashire to expand its teaching programme and increase the University's presence in Cleator Moor and to attract younger and working age residents to the area (£3m);
- (d) A 'Healthy Town' – to provide sports and leisure provision to improve community health and wellbeing, etc. (£3m); and
- (e) A 'Connected Town' – to deliver a programme of transport and related public realm interventions (£6.03).

In respect of the amounts shown in the annex and above they total £24.57m, reflecting the request that Cleator Moor Town Deal Board outlined within the Town Investment Plan. MHCLG have limited the amount that Town Fund will provide to £22.5m and given the Cleator Moor Town Deal Board two months, after the Board and the Council accepts the funding offer, to reconcile the Town Investment Plan budget to reflect £22.5m from MHCLG.

The Town Deal Board will work with project owners to amend the project budgets, which could be done proportionally against all projects; through reasonable projections of alternative funds to cover the shortfall or through reductions in project scope.

Within 2 months of accepting the Heads of Terms offer, Cleator Moor Town Deal Board and the Council will provide MHCLG with:

- Details of the projects being taken forward (with financial profile);
- Overall capital/revenue split and financial profile for the Town Deal;
- A plan for addressing key conditions relating to those projects and the overall Town Investment Plan.

A Town Deal Board meeting will be set up in August to sign off the above before sending to MHCLG.

Within 12 months of accepting the Heads of Terms offer, Cleator Moor Town Deal Board and the Council must complete business cases for the projects being taken forward and submit the Town Deal Summary Document. Business cases will be developed by Project Owners in partnership with Cleator Moor Town Deal Board.

Recommendation:

That Cleator Moor Town Deal Board:

- a) Agree the offer made by the Ministry of Housing, Local Government and Communities (MHCLG) in the sum of up to £22.5m in the respect of the Town Deal bid for Cleator Moor as set out in the Cleator Moor Heads of Terms offer (appendix item 5);
- b) Delegate authority to the Chair to sign the Heads of Terms on behalf of the Cleator Moor Town Deal Board.



Ministry of Housing,
Communities &
Local Government

**Ministry of Housing, Communities & Local
Government**

Fry Building
2 Marsham Street
London
SW1P 4DF

Kayleigh Daniels
Chair, Cleator Moor Town Deal Board
kdaniels@react-engineering.co.uk

www.gov.uk/mhclg

8 June 2021

Pat Graham
Chief Executive, Copeland Borough Council
pat.graham@copeland.gov.uk

Dear Ms Daniels and Ms Graham,

Cleator Moor Town Deal

In September 2019, the Government announced the initial 101 places invited to develop Town Deal proposals as part of the £3.6 billion Towns Fund.

Cleator Moor was included in this initial 101 places and we were pleased to receive Cleator Moor's Town Investment Plan in January. We are grateful for your hard work, and that of your team and Town Deal Board, in developing this set of project proposals to deliver long-term and sustainable economic growth in Cleator Moor.

I am delighted to be offering you a Town Deal for Cleator Moor to a value of up to £22.5 million. The draft Heads of Terms for this deal are attached to this letter. A list of the projects that we are content to support within this funding envelope is also attached, with conditions as appropriate; it is for Cleator Moor to choose which projects to proceed with.

I understand that you will need to secure the agreement of the Town Deal Board to take up this offer. I would therefore request that you do so and return to us the signed Heads of Terms as confirmation by 29 June 2021. My officials are of course on hand to answer any questions you may have.

This is an exciting opportunity to come together to drive long-term economic and productivity growth in Cleator Moor, particularly as we meet the challenges presented by Covid-19. I look forward to working with you to make Cleator Moor's plans a reality.

Yours sincerely,

THE RT HON ROBERT JENRICK MP

Heads of Terms offer for Cleator Moor

Introduction

Cleator Moor is a small town in West Cumbria, situated to the west of the Lake District National Park. With strong natural assets, it is a charming place to both visit and live. Nevertheless, the town faces several key challenges: falling employment levels, high levels of commuting out of town, an ageing population and a high town centre vacancy rate.

Government will work with Copeland Borough Council and its Town Deal Board to support the delivery of a Town Deal, with the goal of ensuring all Cleator Moor residents have a share in the town's success.

The commitment

This document lays out the Heads of Terms offer to Cleator Moor, under the Towns Fund. This is not a contractually binding document and the offer is subject to various conditions being met. The Heads of Terms will act as a Memorandum of Understanding for the future development and delivery of Cleator Moor's Town Investment Plan and project proposals. It sets out joint expectations as Cleator Moor enters the business case development phase.

Government will provide up to **a total of £22.5 million from the Towns Fund**, which will be used to enable Cleator Moor to become a contemporary 'campus' town embracing its rich past and vibrant future, committed to the pursuit of inclusive and clean growth. The town's high-quality environment will offer an exceptional standard of living to all ages with an expanded cultural and leisure provision within a revitalised town centre. Local people will be able to access a diverse range of employment, education and training opportunities.

Cleator Moor has proposed a range of projects that will contribute towards achieving this vision. These include:

- Delivering an Enterprising Town
- Implementing a Revitalised Town
- Developing a Campus Town
- Proving a Healthy Town
- Delivering a Connected Town

Cleator Moor will need to prioritise these projects within the funding envelope being offered. Funding for individual projects will be subject to successfully completing Phase 2 of the Towns Fund process. This includes detailed project development and business case assurance at local level.

Process, governance and assurance

Local partners will work with government to demonstrate the feasibility, viability and value for money of their projects by developing and submitting the Town Deal Summary Document, including (as per the Further Guidance and Stage two guidance: business case development):

- A list of agreed projects
- Details of business case assurance processes followed for each project
- An update on actions taken in relation to the Heads of Terms key conditions and requirements

- A Delivery Plan (including details of the team, working arrangements and agreements with stakeholders)
- A Monitoring and Evaluation Plan
- Confirmation of funding arrangements and financial profiles for each project
- Undertaking Public Sector Equalities Duty analysis
- Approval from the Town Deal Board and Lead Council

Cleator Moor should conduct project assurance in line with agreed routes for each individual project.

If the priority projects identified for funding do not progress, MHCLG cannot guarantee that funding can be assigned to alternative projects or that if it is those will be to the same value. This may result in an overall reduction in the amount of funding received.

Within two months of accepting this offer, Cleator Moor should confirm in writing details of projects being taken forward and a plan for addressing key conditions relating to those projects and the overall Town Investment Plan. This should be sent to towns.fund@communities.gov.uk, copied to the town lead.

Cleator Moor must then complete business cases for the projects being taken forward and submit the Summary Document within 12 months of the deal being agreed. MHCLG will then provide the agreed funding up to the maximum amount of **£22.5m** for those projects, provided that all conditions are met.

Signed:

Chair of the Town Deal Board

Chief Executive of lead Council

MHCLG Secretary of State / Minister

Date

ANNEX TO THE HEADS OF TERMS: PROJECTS WITHIN SCOPE OF THE TOWN DEAL

The Town Deal offer is a maximum of **£22.5 million** of MHCLG funding in total.

Within this maximum amount, Cleator Moor may take forward projects selected from those listed below.

This funding will be subject to successfully completing Phase 2 of the Towns Fund process as set out in the Towns Fund Further Guidance, including detailed project development and business case assurance at local level. It is also dependent on final spending profiles, including the RDEL/CDEL split being provided, and the further project-specific conditions set out below being met.

Project	Funding offer limit	Match	Expected outputs and outcomes	Conditions	Fast track (Y/N)
<p>Enterprising Town</p> <p>Enterprising Town is an exciting opportunity to transform Cleator Moor through leveraging the economic growth potential of the Sellafield nuclear decommissioning site, which is at the cutting edge of technology and best practice in the sector.</p>	£7.7m	£7.4m	<ul style="list-style-type: none"> • Increase in the amount (and diversity) of high quality, affordable commercial and light industrial floorspace: 2000sqm • Increase in the amount of shared workspace and facilities to support innovation and entrepreneurship:14 00sqm • "Increase in facilities for skills development and employability for the local community " 600sqm • Number of new learners assisted: 60pa 	<ul style="list-style-type: none"> • N/A 	N
<p>Revitalised Town</p> <p>Revitalised Town will create an enhanced central focal point for the town to increase commercial activity and footfall and improve access to services and perceptions of Cleator Moor.</p>	£4.84m	£0.3m	<ul style="list-style-type: none"> • Public realm improvement: 5000sqm • New small businesses attracted: 5 • Jobs created:32 • GVA generated: £6.8 million 	<ul style="list-style-type: none"> • N/A 	N

<p>Campus Town</p> <p>The Campus Town project will provide flexible, fit for purpose accommodation, using Towns Fund to ensure the accommodation reuses vacant or derelict sites in Cleator Moor. The project aims to enable UCLAN (University of Central Lancashire) to expand its teaching programme and increase the presence of UCLAN in Cleator Moor to attract younger and working age residents to the area.</p>	£3m	£4m	<ul style="list-style-type: none"> • Remediation and development of abandoned or dilapidated sites: 2,300 sqm • Delivery of quality student accommodation in town: 50-75 units • Jobs created (FTE) on site: 4 • Land Values: £583,000 land value uplift from change of use (present value benefit). 	<ul style="list-style-type: none"> • Provide confirmation of match funding arrangements. • Provide a more detailed delivery plan that covers operational and management plans. 	N
<p>Healthy Town</p> <p>Healthy Town will provide sports and leisure provision to improve community health and wellbeing, facilitate accessibility and social inclusion, improve resident and visitor perceptions of the town, help retain and attract young people and families and strengthen the economy.</p>	£3m	£2.03m	<ul style="list-style-type: none"> • Number of visitors to arts, cultural and heritage events and venues: 75,000 additional visits pa • Number of new learners assisted: 125 pa through accredited and unaccredited courses" • Social value impact of increased physical activity amongst residents and enhanced increased employability training provision: £13.6 million present value benefit 	<ul style="list-style-type: none"> • Provide a more detailed delivery plan that covers operational and management plans. • Provide confirmation of match funding arrangements. • Provide more detail on the types of learning/ number of courses this project will facilitate. 	N

<p>Connected Town</p> <p>Connected Town seeks to deliver a programme of transport and related public realm interventions which will result in Cleator Moor having a high-quality integrated transport network, transforming the accessibility and attractiveness of the town</p>	£6.03m	£0.02m	<ul style="list-style-type: none"> • New or upgraded cycle or walking paths: 5km • Wider cycle infrastructure such as parking: 1 • CO2 emissions reduced • Delivery of new public spaces: 1 	<ul style="list-style-type: none"> • N/A 	N
---	--------	--------	---	---	---

General conditions

There are also the following requirements for the process and governance:

- **Assurance:** The business cases for each project will be taken through Copeland Borough Council, in line with local assurance processes.
- **Public Sector Equalities Duty (PSED) and other assessments:** Copeland Borough Council will undertake programme-wide level impact assessment, relevant project-level impact assessment to meet their Public Sector Equalities Duty as well as carry out relevant Environmental Impact Assessments.

If the priority projects identified for funding do not progress, MHCLG cannot guarantee that funding can be assigned to alternative projects or that if it is those will be to the same value. This may result in an overall reduction in the amount of funding received.

Within two months of accepting this offer, Cleator Moor should provide the following information to towns.fund@communities.gov.uk, copied to the town lead (annex a in business case guidance):

- Details of the projects being taken forward (including for each project the capital/revenue split and the financial profile)
- Overall capital/revenue split and financial profile for the Town Deal
- A plan for addressing key conditions relating to those projects and the overall Town Investment Plan.

Cleator Moor must complete business cases for the projects being taken forward and submit the Town Deal Summary Document within 12 months of accepting this offer. Business cases should follow the Lead Council's usual assurance processes and be undertaken in partnership with the Town Deal Board.

If the town wishes to alter the projects being developed, change them for other projects, or otherwise depart from the conditions placed on the projects above, they will inform the Towns Hub as soon as possible setting out clear justifications and evidence. A form for requesting such changes is in the business case guidance.