

# Public Document Pack



## Stevenage Development Board meeting AGENDA

2.00pm-4:00pm  
Friday, 20<sup>th</sup> March 2020

The Whitwell Suite, Holiday Inn, St Georges Way, Stevenage

1. Welcome and Chair's opening comments
2. Apologies for absence
3. Minutes – Stevenage Town Fund Board – 31 January 2020  
Pages 3 – 8
4. Governance and Terms of Reference *Report*  
Pages 9 - 18
5. Conflicts of interest and Openness *Standing item*
6. The journey so far – Latest update *Presentation*
7. Town Investment Plan – Work Plan *Presentation*
8. Developing the Town Investment Plan (TIP) *Discussion*
9. Growth Deal Round 3 *Report*  
Pages 19 - 26
10. Any Other Business
11. Dates of Future Meetings

Meetings will be monthly initially to enable the Town Fund proposal to progress. Some may become workshops for developing the Town Deal proposal. Meetings will revert to quarterly from late summer 2020 onwards.

- Tuesday, 7<sup>th</sup> April 2020: 10.00am - 12.00pm
- Tuesday, 5<sup>th</sup> May 2020: 10.00am – 12.00pm
- Wednesday, 3<sup>rd</sup> June 2020: 2.00pm – 4.00pm
- Wednesday, 28<sup>th</sup> July 2020: 10.00am – 12.00pm
- September 2020 (date tbc)
- December 2020 (date tbc)

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## STEVENAGE TOWN FUND BOARD MINUTES

**Date: Friday, 31 January 2020**

**Time: 11.00am**

**Place: The Whitwell Suite, Holiday Inn, St Georges Way, Stevenage SG1 1HS**

**Present:** Matt Partridge (Chief Executive, Stevenage BC) (Interim Chair)  
Councillor Sharon Taylor (Stevenage Borough Council)  
Adam Wood (Hertfordshire Local Enterprise Partnership)  
County Councillor Derrick Ashley (Hertfordshire County Council)  
Neville Reyner (Hertfordshire Chamber of Commerce)  
Amy Rich (Hertfordshire Chamber of Commerce)  
Councillor John Gardner (Stevenage Borough Council)  
Martha Lytton Cobbold (Knebworth House)  
Charlotte Blizzard Welch (Citizens Advice Bureau)  
Ed Jordan (WENTA)  
Claire Dicks (MBDA)  
Kit Davies (North Herts College)  
Kevin Cowin (Mace Developments)  
Liz Cerroti (The Wine Society)  
Karen Hillen (BEIS – also representing MCHLG)  
Tom Pike (Stevenage Borough Council)  
Chris Barnes (Stevenage Borough Council)  
Dave Wells (Stevenage Borough Council)

**Start / End** Start Time: 11.00am  
**Time:** End Time: 1.05pm

### **1 WELCOME AND CHAIR'S OPENING STATEMENT**

The Interim Chair of the Board (Matt Partridge, Chief Executive of Stevenage Borough Council) welcomed all those in attendance to the first meeting of the Stevenage Town Fund Board. He commented that the Board was coming together at a time of great opportunity for Stevenage to work together to drive forward the regeneration programme over the coming months and years.

The Interim Chair stated that this was an opportunity to maximise the regeneration potential of Stevenage, and he was heartened to have such a great range of partners involved in the Board, many of whom would be aware of a number of exciting projects now underway in the town centre and other parts of the town, such as Gunnels Wood Road and around the Glaxo Smith Kline campus.

The Interim Chair felt that celebrating and building on the heritage of Stevenage as the UK's first New Town was very important as the Board sought to make it to make it the best place it could be for the benefit of all those who lived and worked in the town.

The Interim Chair stated that this first meeting of the Board would:

- consider what the Town Fund was for;
- consider the regeneration thus far, to aid consideration of where investment would yield the best results;
- receive a summary of the Local Industrial Strategy for Stevenage; and
- discuss what areas should be focussed on by the Board in the future.

At this point, all in attendance introduced themselves. Tom Pike (Strategic Director, Stevenage Borough Council) advised that apologies for absence had been received from Councillor David Williams and Patsy Dell (Hertfordshire County Council), Steve Finlan (the Wine Society), Charles Amies (Homes England), Greg Westover (Legal & General) and Stephen Ward (Catapult).

The Interim Chair also thanked Karen Hillen (BEIS) for her advice and support regarding the set-up of the Board.

The Interim Chair explained that, in addition to the Town Deal opportunity, Stevenage had previously been allocated £19M of Growth Deal 3 (GD3) funding via Herts Local Enterprise Partnership (LEP). Stevenage Borough Council, Hertfordshire County Council and Herts LEP had been in conversation with the Government for a considerable time, seeking the release of release this funding for regeneration projects.

The Interim Chair advised that in recent days local partners had been informed that the Secretary of State had asked that the oversight of the allocated £19M GD3 funding for the town centre regeneration projects be merged with the Town Fund opportunity under a single Stevenage Development Board. This Board would be tasked to oversee the use of growth funding and development of a Town Deal.

This would require the drafting of Terms of Reference for the Stevenage Development Board, along with the recruitment of an independent Chair to oversee this.

The Interim Chair stated that the Government would liaise with local partners regarding the recruitment process for the appointment of an Independent Chair of the Board, ideally to be in place for early March 2020.

## **2 TERMS OF REFERENCE**

In view of the points made in the previous item, the Interim Chair advised that this item was withdrawn from the agenda.

### **3 CONFLICT OF INTEREST AND CONFIDENTIALITY**

Councillor Sharon Taylor (SBC) declared that she was a Member of Hertfordshire County Council and was on the Hertfordshire LEP Board. Kit Davies (North Herts College) declared that he was also on the Hertfordshire LEP Board, and Claire Dicks (MBDA) declared that she was a Local Enterprise Envoy.

In terms of the format for Minutes of Board meetings, in terms of the balance between the recording of information available to the public and confidential matters, Karen Hillen (BEIS) agreed to take this matter up with the Ministry of Housing, Communities and Local Government and report back.

### **4 OVERVIEW OF THE TOWN FUND**

Tom Pike (Strategic Director, SBC) presented a report which provided an overview of the Town Deal opportunity, and the key steps that would need to be taken to achieve a Town Deal for Stevenage. Appended to the report were the Government's Town Fund prospectus and the Greater Grimsby Town Deal prospectus (as an example of a previous Town Deal).

On 1 November 2019, the Government issued the Towns Fund prospectus inviting 100 towns to develop proposals to benefit from up to £25m funding each from a £3.6bn fund. The prospectus summarised the objectives of the Fund and the arrangements that were expected to be put in place to enable eligible towns to put forward Investment Plans to benefit from up to £25m funding.

The prospectus stated that the objective of the Fund was to drive the economic regeneration of towns to deliver long term economic and productivity growth through: regeneration, planning and land use; skills and enterprise infrastructure; and connectivity.

The Board noted that included within the prospectus was an allocation of funding for each town, to be released in November / December 2019, to support the development of a Town Deal Board and preparation of a Town Investment Plan to set out the vision, governance, opportunities and business case for the town to benefit from Government investment. For Stevenage Borough Council this sum was £173,000.

The Strategic Director explained that the prospectus identified a number of short-term actions that would need to be taken in order to put forward a Town Investment Plan and proposals for up to £25m. The prospectus also sets out a requirement for a Town Board to be established by the end of January 2020 and a Town Investment Prospectus to be developed and submitted in the first part of 2020. Within the Towns Fund prospectus, the District or Borough level Council was asked to act as the lead body for the creation of the Town Deal Board and the subsequent Town Investment Plan. This should work in collaboration with other local partners.

In response to a question, the Strategic Director confirmed that further Government guidance on the production of an Investment Plan was expected in March 2020.

Adam Wood (Hertfordshire LEP) commented that, regardless of the requirements of the Town Fund prospectus, it was important for a Stevenage Investment Plan to be prepared, in order to identify important projects that might not fall within the Town Fund remit, but could be funded or delivered through other means.

## **5 THE JOURNEY SO FAR...**

Chris Barnes (Regeneration Manager, SBC) gave a presentation in respect of the Stevenage Regeneration journey so far.

The presentation included an overview of the key policies and outcomes set in the Stevenage Local Plan, including the scale of proposed new homes (including affordable housing), new employment and regeneration opportunities for the town. The presentation provided a short update on some of the commercial sector developments in recent years, including the existing business office developments, planning applications and expansions carried out at Airbus, MBDA, GSK Campus and Maxwell House. The presentation highlighted some of the challenges and strengths of the town, and a summary of key elements of the 2015 Regeneration Framework that had informed the Local Plan.

The Regeneration Manager went on to summarise some of the developments that had already taken place in the town, the development of the SG1 project, enhancements being planned for public realm in the town centre and other projects, such as the developments at Queensway and the new Visitor Centre in the town centre.

The comments made by Board Members included support for a vibrant town centre, including some of the types of enhancement planned in the SG1 scheme, and the importance of engaging residents with the planned developments and future needs for the town centre. Discussion took place regarding the importance of the cultural offer, including possible pop up opportunities, along with the importance of diversifying the offer in the town, in terms of commercial space, as well as leisure and new homes to help develop a thriving and successful town.

The Public Sector Hub was seen as a positive contribution, with the co-location of services providing a much improved experience for users, and the importance of linkages around the town centre was also stressed.

## **6 LOCAL INDUSTRIAL STRATEGY AND STEVENAGE**

Adam Wood (Hertfordshire Local Enterprise Partnership) gave a presentation regarding a Local Industrial Strategy for Stevenage.

The presentation included the reasons why the LEP was supporting the regeneration of Stevenage, the location and connectivity of Stevenage with London and its attractions for house buyers, developers and businesses, and a summary of the LEP-funded regeneration activities both outside and within the town centre.

The presentation gave a summary timeline for a Local Industrial Strategy for Hertfordshire, and the alignment of the Strategy with the structure of the Industrial

White Paper. Further work was required to investigate the foundations of productivity, namely Ideas, Infrastructure, Place, People and Business Environment.

The presentation highlighted developments in London to the south and the Cambridge – Milton Keynes – Oxford Growth area to the north, which presented challenges and opportunities for Hertfordshire and provided the context in which the Local Industrial Strategy would be delivered, and highlighted possible ways that the potential of Hertfordshire might be fulfilled in the future.

The presentation showed that the Hertfordshire Growth Board had been established to provide a collective and strategic response to the place leadership and growth challenges faced by the County; to speak with one voice and offer scale to attract infrastructure investment from the Government and the Private Sector; and to create delivery impact so more could be achieved for the County's people, places, environment and economy.

The next step would be for the Local Industrial Strategy to be signed off by the Hertfordshire LEP in March/April 2020.

It was acknowledged that there were a high number of small and medium sized businesses in Stevenage. It was felt that a possible work stream for the Board going forward would be to help, support and encourage small and medium sized businesses.

## **7 TOWN FUND BOARD POTENTIAL WORK PLAN**

Tom Pike (Strategic Director, SBC) gave a presentation regarding a potential Work Plan for the Board.

Up to £25m could be available, but match funding or other Government agency funding could be brought in. The Board needed to develop an Investment Plan by Summer 2020. A range of existing plans were in place, but there were opportunities to focus on new priorities.

The Board noted that the next steps could involve a Working Group developing a long list of project options for the Board to consider; developing business cases (with support from commercial advisors and technical experts); developing a consultation plan; understanding the criteria for the Investment Plan (ensuring a strong evidence base for delivery); and looking broadly at other sources of funding, rolling funds or match funding that could support a Town Investment Plan.

Board Members commented as follows:

- it was important that the projects supported by the Board would be exemplars in terms of environmentally friendly features;
- in terms of educational excellence, it would be worth learning from the colleges at Grimsby, Dudley and Western (Bristol) who had been commended as promoters of best practice;
- there was a host of evidence/information already available to feed into the next steps;

- it would be important to integrate some key parts of central areas of the town in future plans;
- the Investment Plan should contain a solid evidence base, with clear objectives as to what was to be achieved; and
- it was possible that a number of additional representatives may be invited to future meetings of the Board.

The Board agreed to the Interim Chair's suggestion that the presentations made at the meeting be circulated to all attendees.

The Interim Chair concluded the meeting by thanking all present for attending, and looked forward to working together to develop an Investment Plan bid for the town.

## **CHAIR**



<b>Agenda Item</b>	<b>2</b>
<b>Title</b>	<b>Governance and Terms of Reference</b>
<b>Author</b>	<b>Adam Wood</b>

## 1. Purpose

To review and agree the Terms of Reference for Stevenage Development Board

## 2. Background

In 2015 a local partnership, Stevenage First, was formed to support the early stages of regeneration work in Stevenage, involving a range of local partners. This partnership worked together to commission a regeneration framework using commercial and masterplanning advice, a range of studies and preparation work, and secured enabling funding for regeneration. Working together a package was put forward to government in 2016 under Growth Deal Round 3.

When awarding Growth Deal 3 funding in February 2017, Ministers agreed that the bid from Hertfordshire LEP presented a strong case for investment, but had some concerns around funding, capacity and governance to deliver regeneration in Stevenage. A revised package of projects was agreed, subject to conditions that:

- Local partners create a new governance structure to oversee the regeneration, with an independent Chair
- The new structure should include a stronger business voice than the pre-existing Stevenage First, with representation from local employers
- The new structure should also include stronger political representation, including the local MP

In discussions with government officials local partners confirmed they would support and work with these governance requirements.

The inclusion of Stevenage in the list of 101 towns invited to develop proposals for a Town Deal gives the opportunity to create a development board which brings parties together, with an independent business chair. This can consolidate the oversight of Local Growth Funding and the Town Investment Plan.

In order to meet these conditions we propose creating a Stevenage Development Board that will oversee the Growth Deal 3 programme and development and delivery of the Town Investment Plan.

The government's Cities and Local Growth Unit has asked that the Board's governance is consistent with existing guidance already in place for Town Deal Boards, including:

- Membership should reflect a range of representatives to ensure a cross-section of different interests and views are represented fairly – this will include local businesses

and investors, other tiers of local government and the local MP. *We consider that this condition has been met by the proposed Terms of Reference*

- All members should adhere to the Nolan Principles, set out clear Terms of Reference, and agree to a Code of Conduct. *We consider that this condition has been met by the proposed Terms of Reference*
- The Board's governance structure and ways of working should be published, detailing, for instance, the conditions under which it is considered quorate, and how it will agree decisions. *We consider that this condition has been met by the proposed Terms of Reference*
- On transparency, the Board should be 'open by default'. Governance structures, profiles on key stakeholders, meeting agendas and minutes (in accordance with the Local Government Act 1972), evidence and any supporting documents for Town Investment Plans should be made publicly available (acknowledging that commercially sensitive information will need to be protected). *We consider that this condition has been met by the proposed Terms of Reference, and will be reinforced by the publication of papers on the SBC website*

When the new Chair convenes the first meeting of the Stevenage Development Board and Terms of Reference have been agreed which reflect the above, The Minister is content that the conditions placed on Growth Deal 3 funding will have been met.

### **3. Terms of Reference**

The proposed Terms of Reference are set out in **Appendix A**. These are very similar to the draft Terms of Reference that were sent out with the papers for the last Board meeting, but have been amended to reflect the Cities and Growth Unit's comments above.

### **4. Recommendation**

The Board is asked to approve the Terms of Reference attached to this report, subject to any changes made by the Board at its meeting on 20<sup>th</sup> March 2020 and delegate and final minor amendments to Officers following consultation with the Chair.

## Appendix A

### STEVENAGE DEVELOPMENT BOARD

#### Terms of Reference

*Last Updated 16<sup>th</sup> March 2020*

#### INTRODUCTION

Stevenage was the first new town to be designated under the New Towns Act of 1946 and was the first place in Britain to have a fully pedestrianised town centre. The town has ambitious regeneration plans spanning the next 20 years. Building on energy, confidence and determination for growth and change across Stevenage, the new independent Board will oversee the regeneration of the town, working together to secure investment and real change for its 85,000 residents. Development is now moving at pace and the town's residents will be encouraged to play an active part, and their suggestions will be sought and considered by the Board.

Stevenage is one of the 101 towns included in the Ministry of Housing, Communities & Local Government (MHCLG)'s Towns Fund, set up to address growth constraints and to deliver long term economic and productivity growth through:

- Urban regeneration, planning and land use
- Skills and enterprise infrastructure
- Connectivity

The Government's Towns Fund provides an opportunity for Stevenage to develop a Town Investment Plan, to negotiate and agree a Town Deal with MHCLG and thereby benefit from significant investment for growth.

MHCLG has indicated that Stevenage should create a Development Board that incorporates a Town Deal Board and to oversee the commissioning and delivery of projects funded by the Growth Fund (GD3).

#### THE ROLE OF THE STEVENAGE DEVELOPMENT BOARD

The Board's role is to provide strategic leadership and to set out a Town Investment Plan with a clear vision, strategy and delivery proposals in place. It will:

- Oversee the regeneration of the Stevenage town centre, including the Local Growth Fund Round 3 (GD3) projects
- Hold partners to account to ensure projects are delivered on time and on budget
- Manage risks and address issues as they arise by acting as a convenor and critical friend to key partners
- Provide expert advice to stakeholders
- Champion economic opportunities to galvanise local, regional and national support for the regeneration
- Coordinate resources and influence stakeholders
- Act as the Stevenage Town Deal Development Board for the purposes of securing and delivering Town Deal funding
- Develop and agree an evidence-based Town Investment Plan that includes:
  - Background, context and evidence of need for suggested interventions
  - A Town Deal vision for Stevenage, complementing agreed or emerging local economic strategies
  - A high level description of priority areas for the short, medium and long term including identifying projects that can be locally funded and delivered, projects that require public sector contribution, and projects which can attract external funding
- Develop a clear programme of Town Deal and other regeneration and economic growth interventions

The area the Board will represent is the Stevenage Borough Council geographic area.

The Board is not a legal entity, and its role is advisory. In respect of the Town Deal, its role is to prepare a well evidenced Town Investment Plan which sets out a clear understanding of Stevenage focusing on its assets, opportunities and challenges. It will subsequently assist in the production of business cases to access Town Deal funding.

## **BOARD MEMBERSHIP**

The Board is made up of members drawn from the private, public and not-for-profit sectors, comprising:

- An independent chair from the private sector
- The Member of Parliament for Stevenage
- Two representatives of Stevenage Borough Council (SBC)
- A representative of Hertfordshire County Council (HCC)
- A representative of the Hertfordshire Local Enterprise Partnership
- A representative of the Hertfordshire Chamber of Commerce
- Two representatives from large businesses having bases in Stevenage
- Two representatives from small and medium-sized enterprises (SMEs)
- A representative of a key education and skills provider

- A representative of a relevant national body in relation to themes such as homes/housing and urban design
- A representative from the arts and culture sector
- Two representatives of a major landowner and/or a developer in the town
- A representative from the local community, appointed through a process led by SBC.

The Board will invite MHCLG to send a representative to attend Board meetings as an observer.

Once appointed, the Chair will invite stakeholder organisations listed above to nominate individuals to represent them on the Board. In the event of the Board meeting ahead of the Chair being in post, interim appointments will be made.

Individual membership of the Board is dependent on the continuing support of the relevant nominating body.

The Board will have the power at any time to co-opt further members if and when an appropriate candidate becomes available.

Within 12 months the Board will aim to have a minimum female representation of 33% in line with Government recommendations, subject to the appropriate candidates becoming available.

A Board member shall cease to be a member in the event of:

- such member giving written notice to the Board of their resignation, to take effect on receipt by the Board of the notice of resignation or, if later, the date stated in the notice
- such member's death or, being a corporation, its winding up
- such member's bankruptcy, making of any arrangement or composition with her/his creditors, or liquidation, or in the case of an organisation, winding up, liquidation, dissolution or administration or anything analogous to any of the foregoing occurring in relation to a member
- such member ceasing to have an office or other base within Stevenage or ceasing to be employed by such organisation as entitles them to be a member, at the Board's discretion.

All Board members must retire every three years but can be reappointed by their nominating body at the end of each three year period.

## **BOARD MEETINGS**

SBC will provide administrative support to the Board.

## **Frequency**

The Board will meet monthly in the first six months of operation, with an expectation of meeting four times per year thereafter.

In exceptional circumstances the Board meeting could meet by electronic communication means, at the discretion of the Chair.

## **Quoracy**

No business shall be transacted at any Board meeting unless a quorum is present. The quorum shall be eight representatives including one SBC representative and a large business or SME representative as a minimum.

## **Board Attendance**

If any Board representative does not attend four meetings in any one 12 month period then they cease to be a Member of the Board unless otherwise agreed by the Chair.

## **Public Attendance**

Members of the public may attend all board meetings, unless information relating to the financial or business affairs of any person, organisation or project is likely to be disclosed.

## **Notice of Meetings and Board Papers**

SBC will give at least five clear working days' notice, or such notice as determined by the Chair, of all Board meetings by publishing details on its website, or on a separate dedicated website when that is developed.

## **Transparency**

In line with government recommendations all Stevenage Development Board papers (agendas, minutes, supporting papers, reports, etc.) will be made publicly available either on the SBC website or on a separate dedicated website when that is developed. The exception will be documents that contain commercially sensitive information which will be protected in accordance with the Local Government Act 1972.

Copies of agendas and reports that are open to public inspection will be published at least five clear working days before each board meeting, or such notice as determined by the Chair. Copies of minutes of board meetings will be open to public inspection as soon as practicable once they have been approved by the Board.

## Voting

Each Board member will have one vote. It is the intention of the Board to reach consensus but, where this is not possible, decisions will be made on a show of hands. In the event of an equality of votes the Chair shall have a casting vote.

## BOARD MEMBERS' CONDUCT

Board members are expected to adhere to the Seven Principles of Public Life, known as the Nolan Principles, as defined by the Committee for Standards in Public Life . They are:

- **Selflessness:** Holders of public office should act solely in terms of the public interest. They should not do so in order to gain financial or other benefits for themselves, their family or their friends.
- **Integrity:** Holders of public office should not place themselves under any financial or other obligation to outside individuals or organisations that might seek to influence them in the performance of their official duties.
- **Objectivity:** In carrying out public business, including making public appointments, awarding contracts, or recommending individuals for rewards and benefits, holders of public office should make choices on merit.
- **Accountability:** Holders of public office are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.
- **Openness:** Holders of public office should be as open as possible about all the decisions and actions that they take. They should give reasons for their decisions and restrict information only when the wider public interest clearly demands it.
- **Honesty:** Holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.
- **Leadership:** Holders of public office should promote and support these principles by leadership and example

## **Conflicts of Interest**

SBC will maintain and publish on its website, or on a separate dedicated website when that is developed, a Register of Board Member Interests.

The following provisions shall apply to all Board members:

- In the event that there is a conflict of interest the person so conflicted shall immediately declare the nature of the conflict or potential conflict and withdraw from any business where the conflict would be relevant.
- Whenever a person has an interest in a matter to be discussed at a meeting the person concerned will not be:
  - entitled to remain present at the meeting during discussion of that matter
  - counted in the quorum for that part of the meeting
  - entitled to vote on the matter

The Chair may, at any time, authorise a person to remain in the meeting whilst a matter in which they have or may have a conflict of interest is discussed, provided that the conflict of interest is declared and the person subject to the conflict of interest shall not be entitled to vote on the matter.

## **ROLES AND RESPONSIBILITIES**

### **The Chair**

The role of the Chair is to lead the Board in defining vision and direction, and in delivering the desired outputs, whilst ensuring that appropriate procedures for governance and management of resources are in place.

The key responsibilities of the post are to:

- Provide strategic leadership and direction to ensure that the Board achieves its goals
- Lead the efforts of the Board to support the regeneration and growth of Stevenage, including agreeing a Town Investment Plan for Stevenage and business cases funding
- Effectively chair meetings of the Board, leading it towards decisions that ensure the strategic vision and key objectives of the Board are delivered.
- Be an effective influencer and “ambassador” for Stevenage at local, regional and national levels working with appropriate partner organisations and individuals



- Be an effective advocate on behalf of the Board and the businesses and people of Stevenage, in particular at conferences and events/meetings with Ministers, MPs and key civil servants
- Reflect the agreed policies of the Board and its members in all discussions with partners, stakeholders, government and its agencies.
- Ensure that the Board adheres at all times to high standards of ethics and governance in public life and is an exemplar to other organisations
- Ensure that all Board members participate actively in the work of the Board, encouraging their attendance and engagement and keeping regular contact with all members
- Exert a casting vote in Board decisions if circumstances so require

### **Board Members**

Board members have a responsibility to uphold high standards of integrity and probity. They should support the Chair in instilling the appropriate culture, values and behaviours in the boardroom and beyond.

Board members should take into account the views of other stakeholders, because these views may provide different perspectives on the Board and its performance.

The duties and responsibilities of a Board member are to:

- Attend meetings of the Board and to nominate an appropriate named alternative where attendance is not possible and subject to consultation with the Chair
- Reflect the agreed view of the Board and its members in all discussions with partners, stakeholders, government and its' agencies
- Support the Chair by leading on activities relevant to their knowledge and experience by representing the interests of the Board in meetings with partners, stakeholders, government and its' agencies
- Actively develop an effective partnership
- Contribute knowledge and expertise to the development of Stevenage, including the Town Investment Plan, and business cases for funding
- Formally represent the Board in meetings with other bodies and partner organisations as required

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<b>Agenda Item</b>	<b>8</b>
<b>Title</b>	<b>Growth Deal 3 Update</b>
<b>Author</b>	<b>Annie Piper</b>

## 1. Purpose

- To note the original allocations of Growth Deal 3 (GD3) that were proposed in late 2016
- To summarise the GD3 process for applications to Hertfordshire LEP
- To note the completion of the Transport Interchange application
- To provide an overview of the other options for GD3 to ensure maximum spend is delivered

## 2. Background

In 2016 Stevenage Borough Council applied to the Local Enterprise Partnership for Growth Deal 3 (GD3) funding, with the aspiration to continue to build on the work of the secured Growth Deal 1 (GD1) monies.

Growth Deal 1 funding, allocated in 2015, provided resource to local partners (both public and private) to stimulate regeneration in Stevenage. Early utilisation of Growth Deal 1 funding was used for schemes including the creation of a regeneration framework for Stevenage, a range of enabling studies and evidence base, investment into the Airbus/North Herts College STEM Centre and various strategic acquisitions. Further Growth Deal 1 schemes were developed, including four projects that aimed to lay the foundations for regeneration in the town centre, creating a regeneration opportunity with Stevenage Borough Council working with a private developer to regenerate key parts of the town centre (SG1) in accordance with the Stevenage Central Framework vision (2015).

The bid for £19m of GD3 capital funding was produced in autumn 2016, considered and approved by Herts LEP Board in December 2016, and was part of a package agreed with central government (Cites and Local Growth Unit). This funding bid included allocations for:

- Relocation of the bus station to unlock development potential in the town centre
- Further land assembly to unlock other major opportunity areas
- Creating car park decking to enable development of other sites
- Delivery of some at-grade crossings on existing highway to enhance connections within the central parts of the town.

The full details of the original application can be viewed in **Appendix A**.

The release of this funding is tied to specific conditions in relation to the governance of Stevenage Town Centre regeneration. As it stands, Growth Deal 3 funding must be spent by the end of the Financial Year 2020/21, presenting a short window to deliver particular schemes.

In February 2017 the Cities and Growth Unit and Ministers agreed that the bid from Hertfordshire LEP presented a strong case for investment, but had some concerns around funding, capacity and governance to deliver solutions in Stevenage. A revised package of projects was agreed, subject to conditions that:

- Local partners create a new governance structure to oversee the regeneration, with an independent Chair
- The new structure should include a stronger business voice than the pre-existing Stevenage First partnership, with representation from local employers
- The new structure should also include stronger political representation, including the local MP

After much discussion, the Cities and Growth Unit has agreed that the Stevenage GD3 funding can be released, subject to meeting these and additional conditions, required under the new 'Towns Fund'.

With the appointment of a new independent chair for the Stevenage Development Board, the creation of this new Board, and the Terms of Reference for the new Board are proposed to be approved (at the Board meeting on 20<sup>th</sup> March 2020), the £19m GD3 Stevenage funding would then be released to support and enable regeneration projects in Stevenage.

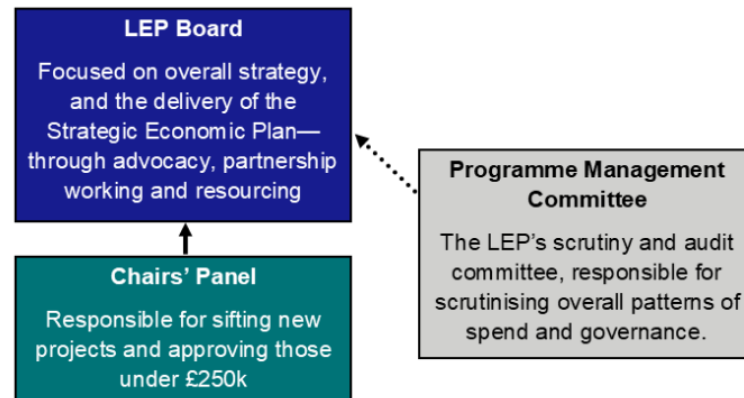
### **3. Growth Deal 3 Application Process**

In anticipation of the GD3 funding being made available, Stevenage Borough Council has worked with the LEP to develop detailed funding proposals.

As with all LEP project applications, there is a requirement for a full application outlining the rationale for the project, the strategic fit, details of the project and what outputs will be created as a result of the project.

SBC and LEP colleagues have been in discussion regarding prioritisation of specific GD3 applications and options to consider to maximise the funding, should this be released.

The LEP follow a two-step bidding process for potential projects; the submission of a Strategic Outline Case which is reviewed by officers and, subject to approval, this is then formed in to a full business case for submission to the LEP Chair’s Panel. Below is a diagram showing the application process for project through Chair’s Panel and then the LEP board.



### ***Transport and Bus Interchange***

The relocation of the bus station is integral to the redevelopment of the town centre, providing an opportunity to create a new ‘Garden Square’ within the SG1 development with Mace with bars, restaurants, high quality public space and an interface with the new Public Sector Hub. At the same time this enables the provision a new transport and bus interchange, with improved facilities for those with disabilities, real time information, a new café and waiting area and toilets, and improve connections with other forms of transport.

This is critical project for the SG1 scheme and an enabler of other regeneration in the town centre. Stevenage Borough Council have funded the early stages of this work and submitted a full application for this project to the LEP for £9.6m GD3 funding, which was approved by the LEP Board in December 2019. The Council has now completed detailed design, submitted a planning application, and procured a construction partner to move this forward.

### ***Other GD3 Projects***

Government has indicated to the LEP that the spending timeframe for GD3 projects is that all spend must be completed by 31<sup>st</sup> March 2021, regardless of when projects are approved. Should the government confirm the potential to extend spending programmes to March 2022 or later years, this could provide opportunity to consider other potential GD3 projects.

With the establishment of the new board and the application process for GD3 funding, this leaves some months to deliver the spend programme.

Stevenage Borough Council are currently prioritising a range of developments and interventions for the balance of £9.4m capital funding that will not only align with the regeneration programme for the town, but also achieve the spend profile in the allocated time.

Given the condensed spending window, the Council has been engaging with Herts LEP and with partner developers to consider alternative GD3 projects that could be delivered within this tight timeframe. This work is ongoing and will be subject to testing deliverability, level of risk to the spend profile, achievement of key outcomes, cost and impacts for the town centre. Initial projects could include:

<b>Theme</b>	<b>Definition</b>
Infrastructure and utilities	Supporting the development of the town centre by improving digital infrastructure and utilities.
Land acquisition of town centre sites	To enable further development of Major Opportunity Areas within Stevenage by acquiring key strategic town centre sites.
Sustainable transport	Utilising the current assets of Stevenage to encourage modal shift to sustainable transport options
Public realm, heritage and quality environment	Public Realm works throughout the streets on the town centre to provide modern and enhanced public spaces which align with the regeneration developments which will be coming forward, with a clear focus on a quality environment and heritage

When these projects and other possible options have been worked up in more detail we will bring them to the Board for further discussion.

#### **4. Recommendation**

The Board is asked to:

1. Note previously approved GD3 Transport/Bus Interchange project is underway, and request that delivery of the project is progressed in accordance with the funding application approved by the LEP

2. Request that the LEP and SBC review the most efficient and robust process for expediting remaining GD3 project applications
3. Delegate authority to the chair to review proposed GD3 projects with the Officer team prior to the next meeting, given that the meetings will be focused mainly on Town Deal

## Appendix A

<b>Project Name</b>	<b>Investment Required</b>	<b>Funding Source</b>	<b>Grant/ Loan</b>	<b>Description</b>
Bus Interchange Relocation	£8.16m (Including project management fee of 2%)	SLGF3	Grant	This project is key infrastructure investment that will unlock development sites immediately adjacent to Town Square for development. A new bus interchange will require £8m investment
Land Assembly	£3.06m (Including project management fee of 2%)	SLGF3	Grant	Potential acquisition of the Magistrates Court site and relocation of its facilities will facilitate the development of the bus interchange and adjoining developments. New provision will be delivered in the Public Sector Hub
Parking Deck	£2.04m (Including project management fee of 2%)	SLGF3	Loan	Decking one of the current car parks will deliver a short and medium term solution to enable vacant possession of sites around the leisure/ theatre area. This infrastructure investment of £2m will shape the Central Core, address initial commuter and visitor parking challenges and kick start work on the theatre area
Marshgate Land Assembly	£5.1m (Including project management fee of 2%)	SLGF3	Loan	There is an opportunity to develop the area around Marshgate Car Park, former Marks & Spencer shop and Forum Court (part occupied by Job Centre Plus), with private developer interest in bringing a scheme forward in this area. It would deliver up to 550 residential units with a new modern link directly into Queensway and some new retail. This aligns with the ambition of the Framework. Land assembly by Stevenage First would help this to be delivered relatively quickly and potentially on site in 2018



Highway Infrastructure At-Grade Crossings	£1.02m (Including project management fee of 2%)	SLGF3	Grant	<p>The Town Centre Gardens development will create a new dynamic and vibrancy to this part of the town. However, one of the key barriers identified in the Stevenage Central Framework is St Georges Way. There are underpasses to link Park Place and Town Park but they are not well used. The highway modelling exercise for Stevenage has identified two at grade crossings as a better linkage and safety measure. £1m investment in the necessary highway works and lighting of the underpasses would address the issue.</p>
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