



Minutes

Meeting title: Truro Town Deal Board

Date: Thursday 11 May 2023

Time: 15:00 – 17:00

Location: Teams

Chaired by: Alan Stanhope (AS)

Attendees: **Voting members:** Cllr Chris Wells (CW), Alun Jones (AJ), Nigel King (NK1), Nick Seaton-Burridge (NS-B), Simon Hendra (SH), Cllr Rob Nolan (RN), David Walrond (DW), Cllr David Harris (DH1), Nigel Knuckey (NK), Phil Allen (PA), Cherilyn Mackrory MP
CC (Cornwall Council) Officers: Melissa Burrow (MB), Clare Connaughton (CC), Helen Nicholson (HN), Glenn Caplin-Grey (GC-G), Matt Pitt (MP), Aurore Parkin (AP), Rob Orchard (RO) Jarrod Barter (JB), Danielle Hunt (DH)
Other attendees: Andrew Archer (AA), Jon Mitchell (JM), David Pollard (DP), Lisa Smith-Walker (LS-W), Sarah Wetherill (SW), Kieren Couch (KC) – WWA, Rachel Foster (RF),
Presenter: Peter Howells, University of Falmouth

Apologies: Chris Jones, Bert Biscoe, Emily Kent,

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1. **Consent of all to record meeting**
 - 1.1 Consent to record the meeting was given by all the members
2. **Welcome and Apologies**
 - 2.1 Introductions were done and apologies noted; The Chair expressed best wishes for the Vice Chair Bert Biscoe, who was in hospital.

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3. Declaration of potential conflicts of interest

- 3.1
- NK1 –declared an interest in Old Bakery Studios and Richmond House,
 - PA declared an interest as a member of Truro Boating Association,
 - DH1 – declared an interest as Cabinet Member at Cornwall Council.

4. Minutes of the last meeting and action tracker 23/02/23

- 4.1 The minutes from the meeting on 23/02/23 were approved by members.
- 4.2 Action 1 – MB had been in regular contact with David Rabey, Truro Community Hub, the project had undergone a de-risking process, and the contract would be concluded when revised information for grant funding agreement was reviewed.

5. Matters arising not covered on the agenda

- 5.1 There were no other matters raised.

6. Board Governance

- 6.1 As mentioned under Item 2, The Nominations Committee sought approval for 3 new Board members.
- 6.2 **The Board approved: -**
- **The appointment of David Pollard, Lisa Smith-Walker and Sarah Wetherill; and**
 - **The re-appointment of Nigel Knuckey.**
- 6.3 The Nominations Committee recommended 3 new members, who were admitted to the meeting following a members vote of approval.
- 6.4 David Pollard, Lisa Smith-Walker, and Sarah Wetherill introduced themselves to members.
- 6.5 **Action - The new members were asked to provide a pen-portrait for communication purposes.**

DP, LS-W,
SW

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7. Programme Overview Report	
7.1 Grant Funding Agreements (GFAs) <ul style="list-style-type: none"> • The Hive GFA required the recipient’s signature before payment can be issued, • The Royal Cornwall Museum (RCM) GFA required final legal approval on their side. 	
7.2 Service Level Agreements (SLAs) <ul style="list-style-type: none"> • Truro Harbours and Green Transport projects’ SLAs were progressing. 	
7.3 The Community Hub, Boscawen Park and New Life for City Buildings’ projects were being supported to enter their respective contracts.	
7.4 Business Cases <ul style="list-style-type: none"> • Truro Harbour, Town Quay, Lemon Quay, and Lighterage Lifting Bridge were close to completing a full business case. An Extraordinary meeting will be scheduled for June 2023 to seek endorsement from the Board. 	
7.5 Recommendations were for the Board to review and approve the report so the Chair to approve the Monitoring and Evaluation (M&E) return – Recommendations were carried.	
8. Projects Updates:	
8a The Hive	
8a.1 Peter Howells (PH) from the University of Falmouth provided an update on The Hive building which would be part of the student campus in Pydar Street.	
8a.2 Town Deal Funds had been granted to support the project up to RIBA Stage 3 design. The Hive would include: <ul style="list-style-type: none"> • Facilities for 750 students, with living accommodation for 166, • The Facility would have a creative, digital technology focus, with an emphasis on Games, 	

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- Model was based on one in Holland, to have young people living alongside older residents, creating a vibrant and energetic city,
- There will be good opportunities for economic growth for the city and the community.

8a.3 Treveth signed a Heads of Terms (HoTs) in April 2023 and would provide some affordable housing as part of the scheme. The design had made provision for accommodation.

8a.4 The University would sign the lease for 40 years and they are confident the student places would be filled, since the nature of the course required in person participation.

8a.5 Housing provision for key workers would be discussed offline. RO will contact CM to advise on this matter.

PH left the meeting at 15:48.

8b Truro Harbour – Jon Mitchell (JM)**8b.1 Lemon Quay**

- Arcadis and Inner Circle were commissioned to develop full business cases for all 3 schemes within the Harbour Project,
- JM shared slides with an artist's interpretation of how Lemon Quay could look after redevelopment,
- The proposals included more greenery, improved public realm and a children's play area,
- Surveys had been undertaken with local businesses,
- An outline design would be produced,
- The Programme was dependent upon the conclusion of the business cases and CC internal approval,
- Public consultations would be arranged,

8b.2 Concerns regarding Lemon Quay proposal:

- Some of the original suggestions had not been included in the draft designs such as a Canopy, and individual shop glass covers,
- The sub-group would explore an alternative to the Canopy,
- The Board asked for assurance that there would be no traffic on Lemon Quay,

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- RO read a CC Transport statement regarding proposed traffic strategy on Lemon Quay. It reads,

8b.3 *‘Cornwall Council remains committed to keeping Lemon Quay a traffic free area with the buses refraining from traversing the Quay. However, it is important to see this as part of a bigger picture for Truro where bus plays a critical role in ensuring environmentally friendly, and sustainable access to the city centre for all, and therefore they continue to require access to the bus station situated on Green Street by accessing Boscawen Street. Boscawen Street is remains a key project that Cornwall council continues to work with the City Council and BID on to support a greater allocation of space to pedestrians while protecting good access for bus in line with the TRO’.*

8c Town Quay – Rob Orchard

8c.1 The Harbour Sub-group gave a positive response to the Harbour projects.

8d Lighterage Quay – Kieren Couch WWA

8d.1

- A concept design report was issued 21 April 2023,
- Provision had been made for cycle / walking route, public realm, parking, and commercial ‘pop-ups,’
- An Environmental Impact Assessment was required, and other environmental and ecological surveys were required,
- A ground survey was scheduled, civil and structural surveys were needed for the bridge.

8d.2 Schedule of events:

- Pre-app and consultation with stakeholders,
- Refine design, consult with harbour users ,
- Approval from the Harbours Board, then CC Service approval,
- Commence Procurement Strategy and ensure delivery would be completed within the funding financial deadline date.

8c.3 Risks:

- Delivery timescales were challenging,
- Inflation,
- Not receiving approval from the Environment Agency.

8d Green Transport project – Andrew Archer

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- 8d.1
- Outcome of the project was to create a river loop in the city,
 - Work had already started on widening the footway at Newham to accommodate walking and cycling,
 - Scheme would link the new trail at Lighterage Hill to Lighterage Quay and the new lifting bridge,
 - Access to Malpas would be improved for walkers and cyclists, with enhanced links from the North of Truro, across Morlaix Avenue, then to Lemon Quay,
 - A proposal for an at grade crossing is being looked at across Morlaix Avenue, as an alternative to the subway, which is not compliant with accessibility legislation – this would strengthen the connection with the river from Lemon Quay.
 - Traffic modelling had taken place,
 - Public consultation would commence in early Summer 2023,
 - A Full Business Case will be produced,
 - A second consultation would take place in Autumn 2023, with a project completion date of March 2026,
 - There were risks associated with the budget and in meeting town deal outcomes,

- 8d.2 Risks:
- Inflation,
 - Not meeting all desired Town Deal Outcomes.

- 8d.3 Other projects:
- Community Hub needs to confirm match-funding and elements which are deliverable by Town Deal funding to enter a GFA and receive first payment,
 - Concern was raised regarding the length of time it had taken to register Truro Development Company with Companies House – something that remained outstanding – **Action AS to relay this concern to RG.**

AS

9. Communications update

- 9.1 Main headlines:
- RF was updating the Comms Plan,
 - Database subscribers were increasing,
 - Will promote the new Board members when they have provided their biographies,
 - A draft press release had been prepared for the RCM GFA

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which will be issued to mark this milestone,

- The website would be updated as the project information was out of date, progress on the Hive would be mentioned,
- Message would be on economic growth which would result from the various projects.

10. Any other Business

- 10.1 A meeting request for the Extraordinary Board in June in order to focus on the full business cases for Lemon Quay and Truro Harbours would be circulated. **AS requested, members to email him to advise whether they wish to meet in person or on Teams.** The majority decision will be carried.

ALL

The meeting concluded at 17:11.

Dates of the next meetings:

- Thursday 14 September 2023, 15:00 – 17:00
- Thursday 16 November 2023, 15:00 – 17:00