



# Minutes

<b>Meeting Title:</b>	<b>Truro Extraordinary Town Deal Board</b>
<b>Date:</b>	Wednesday 28 <sup>th</sup> June 2023
<b>Time:</b>	15:00
<b>Location:</b>	NCH, Grenville Room
<b>Chaired by:</b>	Alan Stanhope (AS)
<b>Attendees:</b>	<p><b>Voting members:</b> Phil Allen (PA), Bert Biscoe (BB), Cllr Chris Wells (CW), Alun Jones (AJ), Nigel King (NK1), Cllr Loic Rich (LR), Simon Hendra (SH), David Harris (DH1), Rob Nolan (RN), David Walrond (DW), Cllr Chris Wells (CW), Phil Allen (PA), David Pollard (DP), Sarah Wetherill (SW), Lisa Smith-Walker (LSW),</p> <p><b>CC Officers:</b> Melissa Burrow (MB), Helen Nicholson (HN), Glenn Caplin-Grey (GCG), Matt Pitt (MP), Aurore Parkin (AP), Danielle Hunt (DH), Jarrod Barter (JB), Robert Orchard (RO)</p> <p><b>Other attendees:</b> Jon Mitchell (JM), Christopher Jones (CJ), Olga Feldman (OF), Tim Wood (TW), Roger Gazzard (RG)</p> <p><b>Presenters:</b> Mara Solomon (Inner Circle Consulting)</p>
<b>Apologies:</b>	James Windsor (JW), Cheryllyn Mackrory MP (CM), Emily Kent (EK), Nick Seaton-Burridge (NSB), Nigel Knuckey (NK), Helen Nicholson (HN), Karen La Borde (KB), Rachel Hammond (RH)

Minutes		Action
<b>1</b>	<b>Consent of all to record the meeting</b>	
1.1	<ul style="list-style-type: none"> <li>Consent was given by all to record the meeting.</li> </ul>	
<b>2</b>	<b>Welcome and apologies</b>	
2.1	<ul style="list-style-type: none"> <li>A brief introduction was given by all meeting attendees. A welcome return was given to BB and echoed by all attendees. MP provided an introduction on behalf of DH who had recently joined</li> </ul>	

<b>Minutes</b>	<b>Action</b>
the PMO.	
<b>3 Declaration of potential conflicts of interest</b> 3.1 • No potential conflicts of interest were declared.	
<b>4 Minutes of last meeting and action tracker</b> 4.1 • The minutes from the meeting on 11/05/2023 were approved by members. 4.2 • All actions on the action tracker were agreed as completed. A request for further detail on the action tracker was raised; to include full names in the document.	
<b>5 Matters arising not covered on the agenda</b> 5.1 • RO put forward a suggestion to amalgamate the three working subgroup meetings into one working subgroup meeting with the view to improve the efficiency of the meeting. The Board agreed to this. 5.2 • <b>Action: PMO to setup one meeting to include all three subgroup members ahead of the next Board meeting.</b>	PMO
<b>6 Presentation by Inner Circle/Arcadis, to include: Presentation of the Executive Summary and Truro Harbours and Lemon Quay Business Cases</b> 6a • <b>MS delivered the presentation and covered the following:</b> <i>Please note that the below quotations are taken as direct text from the presentation delivered by Mara Solomon on behalf of Inner Circle Consulting.</i> 6a.1 • <b>Background</b> <ul style="list-style-type: none"> <li>○ “The Truro Harbour Town Quay, Lemon Quay and Lighterage Quay Lifting Bridge schemes form the Truro Harbour project.</li> <li>○ The interventions will all work together to create the step change in economic activity, improved</li> </ul>	

Minutes	Action
6a.2	<p>connectivity and cultural change desired as part of Towns Deal.”</p> <ul style="list-style-type: none"> <li>● <b>Truro Harbour Town Quay</b> <ul style="list-style-type: none"> <li>○ “Each of the elements proposed as part of this intervention will play a crucial role in transforming not only the visual impact of the Lemon Quay and Harbour area, but also increase the flow of people between these two key areas. The Town Quay regeneration will include the introduction of food and beverage facilities alongside making the area more attractive and providing services to residents and visitors.”</li> <li>○ The preferred option for this project had a proposed BCR of 1.26 and a planned completion date of February 2026.</li> </ul> </li> </ul>
6a.3	<ul style="list-style-type: none"> <li>● <b>Lemon Quay</b> <ul style="list-style-type: none"> <li>○ “The Lemon Quay scheme will provide green spaces and leisure areas alongside a targeted marketing campaign to attract new events to transform the space into a vibrant community area, transforming the ambience and feel of the area, rejuvenating it and providing a much-needed focal point for residents and visitors, increasing dwell time to enjoy what the city has to offer.”</li> <li>○ The preferred option for this project had a proposed BCR of 1.96 (not including the canopy) and had a project completion date of June 2026.</li> </ul> </li> </ul>
6a.4	<ul style="list-style-type: none"> <li>● <b>Lighterage Quay Lifting Bridge</b> <ul style="list-style-type: none"> <li>○ “The Lighterage Quay Lifting Bridge will be a key driver in enabling a transformational shift in active travel use located between Lighterage Quay and Boscawen Park, the proposed crossing would be a lifting bascule bridge enabling a functional active travel route around the Truro Harbour area.”</li> </ul> </li> </ul>

Minutes	Action
6a.5	<ul style="list-style-type: none"> <li>○ The preferred option of the Lighterage Quay Lifting Bridge demonstrated a BCR of 1.05. The target completion date was proposed as January 2027.</li> </ul>
6a.5	<ul style="list-style-type: none"> <li>● <b>Combined Business Case</b></li> </ul>
6a.6	<ul style="list-style-type: none"> <li>○ The Combined Project BCR was proposed as 1.44.</li> </ul>
6a.6	<ul style="list-style-type: none"> <li>● <b>Complementary Schemes</b></li> </ul>
6a.7	<ul style="list-style-type: none"> <li>○ MS provided an overview of the complementary schemes that would be delivered in addition to the Town Deal project as part of the Towns Deal funding. The schemes include: Truro Community Hub, Green Transport, The Hive at Pydar, Boscawen Sport Recreation Hub, Royal Cornwall Museum and New Life for City Buildings.</li> </ul>
6a.7	<ul style="list-style-type: none"> <li>● <b>Conclusions</b></li> </ul>
	<ul style="list-style-type: none"> <li>○ “The Truro Towns Deal, when taken holistically as a suite of infrastructure, will have a transformational impact on the city. The key objectives of urban regeneration, improved skills and enterprise infrastructure and connectivity should all be achieved with a clear and tangible impact visible within Truro.”</li> </ul>
	<p><b>.... Questions/ business case points...</b></p> <ul style="list-style-type: none"> <li>● <b>Lemon Quay</b></li> </ul>
	<ul style="list-style-type: none"> <li>○ Concerns were raised and shared by Board Members at the meeting around the transformational value of the proposals put forward for the Lemon Quay project, with a shared view raised that the planned changes were limited.</li> <li>○ Requests were raised by those in the meeting for involvement in the development of the play area within Lemon Quay as the proposed play area would affect the available event space on the quay and therefore would require careful consideration.</li> <li>○ JM and RO confirmed that CC and the project leads will work with the Board members with any</li> </ul>



Minutes		Action
	<p>Cornwall Council’s internal procedures to begin and that concerns raised in the meeting on specific project aspects, would be taken forward for discussion during the next phase of the projects. AS asked the voting members in the meeting if anyone was opposed to the business cases progressing to ICB.</p> <ul style="list-style-type: none"> <li>• <b>The Board unanimously agreed to endorse the business cases for Lemon Quay and Truro Harbour and their onward progression to Cornwall Council’s Investment and Commercial Board (ICB).</b></li> <li>• <b>Action: Business Cases for Truro Harbours and Lemon Quay to proceed to ICB.</b></li> </ul>	PMO
<p><b>7</b></p> <p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.4</p> <p>7.5</p> <p>7.6</p>	<p><b>Project Status Update</b></p> <ul style="list-style-type: none"> <li>• MB provided a high-level update on the progress of the GFA statuses across the projects:</li> <li>• Royal Cornwall Museum (RCM) <ul style="list-style-type: none"> <li>○ Draft GFA was currently being updated, PMO was liaising with RCM solicitors. First payment would be ready for release within the next week.</li> </ul> </li> <li>• The Hive <ul style="list-style-type: none"> <li>○ Draft GFA was awaiting review from the Treveth solicitors.</li> </ul> </li> <li>• Green Transport <ul style="list-style-type: none"> <li>○ The project was within the developmental phase. Andrew Archer is currently assessing the modelling work and the PMO would setup the subgroup meeting for Green Transport once a further update is ready.</li> </ul> </li> <li>• Truro Community Hub <ul style="list-style-type: none"> <li>○ A new project manager had been appointed and had advised that they were reviewing the conditions as set out in the GFA.</li> <li>○ The project would be delivered in two phases. Phase one would focus on the new build works, phase two would progress following funding delivery.</li> </ul> </li> <li>• Boscawen Park</li> </ul>	

Minutes	Action
<p>7.7</p> <ul style="list-style-type: none"> <li>○ Two phases for this project have been defined. Phase one would be funded by the Town Deal funding and would include duck pond dredging, river stabilisation works, 3G sports pitch, sports hub and the internal active recreation space. PMO and project leads advised they would work with Strategic Leisure to determine what the space would look like.</li> <li>○ All details for the project ready to progress for the GFA.</li> <li>● New Life for City Buildings <ul style="list-style-type: none"> <li>○ Received all GFA supporting documents and they were currently with their legal team for review.</li> <li>○ RG advised that the setup of the company had experienced difficulties, but this was near completion at the time of the meeting. So far it had taken six months of negotiations with Companies House to reach the current application point. RG advised that a response would be expected from Companies House on 29.06.2023.</li> </ul> </li> </ul>	
<p>8</p> <p>8.1</p> <p>8.2</p>	<p><b>“A.O.B” – 3 days’ notice to be provided in writing to the Chair</b></p> <p>No A.O.B provided prior to the meeting.</p> <ul style="list-style-type: none"> <li>● The meeting concluded at 16:27.</li> </ul>
	<p><b>Date of Next Meetings:</b></p> <ul style="list-style-type: none"> <li>● <b>14 September 2023, 15:00 – 17:00</b></li> <li>● <b>16 November 2023, 15:00 – 17:00</b></li> </ul>