



# Camborne Town Deal Board

- Date:** Monday 21<sup>st</sup> June 2021
- Time:** 2.00pm-4.20pm
- Location:** Microsoft Teams Meeting
- Chaired by:** Val Dalley (VD)
- Attendance:**
- Chair:** Vacant
  - Vice-Chair:** Val Dalley (VD)
  - Co-ordinator:** Len Smith (LS)
  - Business and Community representatives:** Rose Goodship (RG), Tonia Lu (TL – left at 4.17pm), Anna Pascoe (AP)
  - Camborne Town Council:** Rose Hitchens-Todd (RHT)
  - Cornwall Councillors:** Cllr John Morgan (JM – left 3.02pm), Cllr Peter Perry (PP – left at 4.02pm)
  - Cornwall Council Officers:** Beth Briggs (BB – Towns Fund Support Officer), Matthew Brown (MB – Strategic Planning Manager); Charlotte Caldwell (CC – Communities Link Officer, left 3.00pm), Claire Hurley (CH), Iain Mackelworth (IM - Head of Investment & Growth), Phill Woods (PW – Place and Regeneration Manager, left 4.02pm)
  - Local Enterprise Partnership:**
  - Member of Parliament:** Archie Azis (AA – subs. George Eustice, GE, left 4.12pm)
  - Non-voting Members/observers:** Rebecca Collings (Arup), Justin Olosunde (JO)

**Minutes****Action**

1. **Consent of all present to record meeting**
  - Unanimous consent to record meeting.
2. **Welcome and Introductions**
  - Welcome to all present.
3. **Apologies**
  - Apologies had been received from Cllr Philip Desmonde (PD), Glenn Caplin-Grey (GCG), Mark Duddridge (MD), Amanda Hall (AH), and Emily Kent (EK).
4. **Declarations of Interest**
  - VD declared an interest in the Donald Thomas Centre and It's Possible Camborne CIC.
  - JO declared an interest in Cornwall College
  - CC declared an interest in the Youth Cafés Cornwall CIC
  - RHT declared an interest in West Cornwall Works, It's Possible Camborne CIC and Camborne Town Council.
  - AP declared an interest in Camborne BID.
5. **Board attendance register**
  - This item was noted.
6. **Minutes of the last meeting**
  - The minutes of the meeting held on 28<sup>th</sup> May 2021 were agreed by the Board as an accurate record.
  - AP queried the action to issue thank you cards to retiring members. It was noted that an allocated person had not been agreed at the last meeting. VD advised she would carry out this action.
  - The minutes of the extraordinary meeting held on 10<sup>th</sup> June 2021 were agreed by the Board as an accurate record.
7. **Heads of terms, to include:**
  - a. **Confirmation of award of funding from Government**

- PW congratulated the Board on their offer of £23.7m which equated to over 95% of their ask and was the highest offer of the Cornish towns.
- PW advised that the letter set out the list of projects supported. Confirmation had been sought from Government regarding the project not supported and confirmed that the Life Cycle Camborne BID project had not been supported and would not be taken forward.

**b. To agree Heads of Terms and next steps**

- A report had been circulated with the agenda pack.
- PW provided an overview of this report outlining next steps for Cornwall Council and the Board.
- PW advised that the focus of the current meeting was to consider the terms as set out in the Heads of Terms letter and, if they agree to accept the offer and for the Chair to sign, PW had a meeting with the Cornwall Council Chief Executive later in the week to seek her signature.
- PW confirmed that he had consulted the Legal team who confirmed that this was not a legally binding document and acted as a Memorandum of Agreement.
- PW advised that the detail came as part of project confirmation and development in the next stage.
- PW advised that conditions had been set against the Fibre Park project and that the next stage would consider how those conditions would be met.  
VD proposed confirming the award.
- AP queried the possibility of delaying submission of the letter to allow more time for Buzz Station plans to be progressed.
- PW advised that this deadline had been set by Government although the Board would be agreeing the signature the letter would not be submitted until the deadline.
- It was proposed by VD and seconded by RHT that the letter be signed and returned to Government.
- Although there was consensus among those present it was noted that the meeting was not quorate.
- PW advised that the vote would be formalised via written procedure following the meeting and prior to his meeting with the Chief Executive.

## 8. Buzz Station, to include:

### a. Update on the Buzz Station negotiations

- IM advised that the revised proposal for the Longrock site had been reviewed by the Council and the conclusion is that investment in Longrock could not be justified. Although negotiation could continue on the Camborne site, unfortunately the gap in the capital funding required for the Longrock site was too great.
- The recommendation was therefore to turn full attention to Plan B.
- The Board were very disappointed with this news and felt that Cornwall Council had failed the Board with regards to the negotiations and communication with the Board throughout the process.
- AA felt that GE would be extremely disappointed and noted that he would take the issue up with Cornwall Council's Chief Executive.
- AP requested sight of the financial modelling used to come up with the latest offer.
- The possibility of the part 2 (confidential) section of the meeting was discussed, to allow this information to be shared with, and discussed by, the Board in confidence.
- **ACTION:** IM/PW to consult legal team.
- Officers were criticised for the length of time it had taken to come to this decision.
- IM reiterated that this had been a significant piece of work for Cornwall Council with various departments involved. He noted that surveyors gaining access to the Longrock site had been problematic and the final proposal had relied on information from First which had only recently been received.
- AA suggested that Cornwall Council had misunderstood the Town Deal as an opportunity to make money.
- IM and MB clarified that the decision to invest in Longrock would require Cabinet approval who had been consulted and that the decision had certainly not been made in terms of Cornwall Council profiting from the scheme, but was judged not to be feasible due to the initial level of investment required to redevelop the site, that would not be recouped via rental income and therefore was a larger deficit than

IM / PW

Cornwall Council could realistically and justifiably leverage into the project. It was noted that Cornwall Council had been prepared to invest £4m in development of the site which left a shortfall of £2m investment that Cornwall Council would not realistically recoup.

- AA requested further information from Officers as to how much they had spent on consultants throughout this process, suggesting that Cornwall Council had known the negotiations were not going to be successful and had therefore wasted this money.
- The Board queried the possibility of Tolvaddon as an alternative site to Longrock. IM confirmed that First had rejected this site early in the negotiation process.

#### **b. Update on alternative site work**

- A report was circulated prior to the meeting.
- MB noted that their proposed plan was a two-stage process. The first stage was to carry out high level risk assessment and feasibility on both the suggested alternative sites.
- The draft RFQ for this work was included in the report for Members to review.
- RHT queried the land that had been identified on the Trevithick site, having understood that the Board was interested in purchase of the whole site rather than the portion MB had highlighted.
- MB confirmed that conversations were ongoing with the owner and their agent regarding both options and more detail would be available when the owner came back later in the week indicating their willingness to decouple the carpark from the rest of the land and, if so, the value they would place on that land.
- MB advised that the Property team had estimated values for both options.
- MB advised there was a covenant on a small part of the land which was also being explored.
- MB noted that this information remained confidential at the current time.
- VD highlighted the previous Board discussion around exploring all vacant properties in Camborne for the potential to house different aspects of the Buzz Station plan.

- MB confirmed that this audit had been carried out and would feed into any review carried out as per the scope of the review detailed in the report.
- Regarding Rosewarne car park, MB confirmed that they were speaking with Cormac regarding a review of future parking requirements.
- MB noted previous concerns around potential mine shafts under the carpark. Property colleagues had advised that they believed any such works were situated under the long stay rather than short stay area but that this would be confirmed under the proposed ground investigation work as part of the brief.
- VD felt it was important for Cornwall Council to move forward.
- LS queried the budget and where that was coming from, and the timeframe for this work.
- IM advised that the brief had been kept specific in order to be able to move quickly, and the overall cost was expected to be under the £25k threshold which would allow Cornwall Council to procure at speed.
- It was proposed that this would be funded from the project costs. IM noted that a paper was going to Cabinet later that week to seek authorisation to commence work at risk across all four Cornish town deals allowing Cornwall Council to cashflow prior to being able to draw down funding from Government.
- AP requested it be minuted that the Board was being asked to approve this without costs and timescales.
- MB advised that the Board was not sanctioning the expenditure of money from their capacity budget and therefore a formal vote was not required. It was confirmed that Officers were looking for consensus that the Board was comfortable with the scope of works as set out in the report and was happy for Cornwall Council to move forward on this basis. PW confirmed that a consensus of Members was appropriate.
- There was consensus among Members present that Cornwall Council proceed as set out in the report.

9. **Board recruitment – to receive recommendations from recruitment panel and agree Board appointment(s) following panel meeting on 17th June**

- A report was circulated prior to the meeting and PW provided an overview of this.
- AP queried the ability of the Board to form consensus decisions when not quorate. PW referred to the Terms of Reference and shared the relevant paragraph with the Board.
- The Board felt that it was appropriate to move forward on a consensus decision.
- AP requested a view from the Monitoring Officer be brought to the next meeting.
- **ACTION:** PW to confirm consensus decisions with Monitoring Officer. PW
- There was Board consensus that the recommendations in the report be adopted and that all four recommended applicants be invited to join the Board.
- The vacant public sector seat, due to Cllr Paul White stepping down, was discussed with PW clarifying that the process was for the Board to agree which public sector organisation they would like to propose to take a seat on the Board. Cornwall Council would then contact that organisation and invite them to nominate a representative.
- Members felt that an additional Camborne Town Council representative would be beneficial.
- **ACTION:** PW to contact Camborne Town Council and invite them to nominate an additional representative. PW
- The Board then discussed future potential applicants to the Board. The consensus was that the Board was happy to receive further applications and that they would be subject to the same scoring and recommendation process and the most recent candidates in order to ensure fairness and clarity.
- This would include JO replacement at Cornwall College, who would be invited to submit an application upon taking his post.
- AA suggested representatives from bigger business may be useful and that GE may have connections to such people and could invite them to apply.
- PW noted that, following successful recruitment of new members, the role of Chair could be revisited. PW thanked VD for undertaking the role of interim Chair in the meantime.

## 10. Delivery Team (PMO) support update

- IM welcomed CH to the meeting as new in post Town Deal Delivery Manager.
- A report had been circulated prior to the meeting providing further information on the PMO which IM noted they would be happy to answer questions on.
- The report also provided further information on the specification for business case support work as discussed in the last Board meeting.
- This piece of work was looking to procure a consultant to provide direct support to applicants in developing their full business cases. IM noted that this was in addition to the support Arup was able to provide.
- IM advised that they were working with the commercial services team to finalise the specification for this piece of work and that this would go out to open tender with a recommended starting budget of £160k.
- The tender would be structured in a way to ensure resource would be targeted where most needed.
- AP queried the lack of communication to project leads by Cornwall Council since the decision on funding had been received from Government.
- IM advised that a workshop would be arranged with Arup and that the PMO was looking to bring in some short-term project lead support whilst the tender process was being completed.
- PW advised the Board that they were still in the process of making decisions as to which projects they would be taking forward and the levels of funding they would receive and therefore expectation management was key at this time.
- Officers recognised capacity as a current risk and assured the Board they were working hard to address this both in the shorter and longer term.
- CH advised that the session with project leads recently undertaken with the St Ives project leads had been very positive and that it was a priority to arrange a similar session with other towns. She was in discussion with RC about facilitating this as soon as possible.
- LS raised concern regarding the level of capacity funding remaining being inadequate to fund full business case development (£40k).
- IM reiterated the paper he had referred to earlier in the meeting was going to cabinet on the coming Wednesday and was seeking

access to budget and a Cornwall Council commitment to accelerate Cornwall Council led projects and also to offer support to third party project leads.

#### 11. **Post Submission Assessment results**

- A report was circulated with the agenda pack.
- IM reminded members that this was a piece of work that had been commissioned to be undertaken on behalf of the accountable body to provide a baseline as to where the projects are.
- IM advised that the cost of this piece of work was £84K in total and therefore £21k per town.
- AP requested it be minuted that was disappointed the Board was not made aware of this cost, feeling the money could have been better spent on building business cases.
- As a project partner for BID, AP felt it would have been helpful to have understood the scope of the conversation prior to taking part. She felt the way the work had been undertaken was not appropriate and had been a waste of taxpayers' money without achieving Cornwall Council's aim of gaining an accurate position on projects.
- IM reiterated that this piece of work was commissioned by Cornwall Council as the accountable body and was undertaken by a single organisation to provide consistency. It was an opportunity for applicants to engage in the process.
- IM advised that the report had been shared as received by Cornwall Council to allow the Board to understand the full picture including problems identified.

#### 12. **Items for next agenda**

- VD noted that project prioritisation would be underway, and the bus station would need further discussion.
- Members were encouraged to contact BB with any additional agenda item requests.
- CH invited Members to share preference as to whether to discuss project prioritisation at the next Board meeting or in an additional meeting before that.
- CH noted that BB would circulate a link to the Arup project prioritisation tool and encouraged Members to familiarise themselves with this.

**13. Any other business**

- VD expressed thanks to JO for all his input as this was to be his last meeting.
- AP proposed a vote of thanks to LS for his support as his commission was coming to an end.
- RHT raised the need to address the comms contract and to look at the group managing this.
- AP mentioned that she had seen an advert for a PMO comms contract. She requested more detail on this at the next meeting.
- IM advised that the PMO was looking to build on the centralised comms and this would build on the local comms. He also noted that the PMO was looking to work with Boards to come up with a longer-term comms strategy.

**15. Date and time of next meeting**

- TBC