



**BOSTON TOWN DEAL BOARD MEETING
WEDNESDAY 20 APRIL 2022 AT 11.00am**

VIA TEAMS

AGENDA

- 1 Welcome and Apologies for Absence
- 2 Declaration of Interest
- 3 To agree the Minutes of the Boston Town Deal Board Meeting held on 25th March 2022 and discuss any matters arising (**Enc**)
- 4 Audit (**Enc**)
- 5 Communications
- 6 Terms of reference – Board and sub groups (**Enc**)
- 7 Work programme update - Overview Gantt Chart (**Enc**)
- 8 New board membership
- 9 Levelling up taskforce visit
See links below for the report and video:-
https://issuu.com/socialmobilitypledge/docs/university_of_lincoln_impact_report_presentation_final
<https://thisispurpose.post.pro/review/9471dd425ba613353a830604d4024d7c/>
- 10 Coastal and rural mobility
- 11 Other funding streams

12 Date of next meeting 22nd June 2022

13 Any Other Business



Minutes of the Boston Town Deal Board Meeting

Date: 25 March 2022 (Via Teams)

Present: **Board Members:** Neil Kempster (Chair) - Chestnut Homes, Claire Foster (Vice Chair) - Boston College, Alison Fairman, BEM - Community, Councillor Paul Skinner, Councillor Paul Goodale, Professor Val Braybrooks, MBE - University of Lincoln, Richard Tory - Boston Big Local, Andy Lawrence - Port of Boston, Councillor Danny McNally, Jacqui Bunce - NHS, Sandra Dowson - One Public Estate, Simon Beardsley - Lincs. Chamber of Commerce and Nick Worboys - Longhurst Housing

Observers: Mike Gildersleeves - S&ELCP & Debbie Holland - Boston College

Town Deal Delivery Team: Tim Sampson

Ivan Annibal - Rose Regeneration

1 Welcome and Apologies for Absence

NK welcomed everyone to the meeting. Apologies for absence were received from Michelle Sacks, Justin Brown, Lydia Rusling, Halina Davies, David Fannin, Sharon Warner and Luisa Stanney.

2 Declarations of Interest

NK asked Board members to ensure their declaration of interests were up to date. It was noted that normal rules apply - for those that do have an interest, they should declare it - they could be involved in any debate, but must not vote.

Cllr Skinner and Cllr Goodale - standard declaration relating to Boston Leisure.

Mike Gildersleeves - Support for Project Delivery Team; then presenting Boston Leisure project.

Claire Foster - declared an interest in Mayflower project, but will reserve her Vice-Chair role without prejudice on the Leisure.

3 Minutes of the Boston Town Deal Board Meeting held on 23 February 2022

The minutes of the Board meeting held on 23 February 2022 were agreed as a true record with one amendment - JB was in attendance at the meeting, but her name was missed from the minutes. Proposed by PS and seconded by JB.

4 Mayflower Full Business Case

The Business Case was presented by Claire Foster and Debbie Holland from Boston College.

CF explained how the Business Case had various iterations before the final version and decision to redevelop the existing College site on the former Ingelow Manor. The new building will be an iconic design which will be a beacon of hope and change for the town providing a calm and curated environment for learning and skills. Will support regeneration, and growth, as well as business and stakeholder start-ups. Continues to be the flagship. Building will be sustainable.

Mayflower and leisure together - value for money, and wider benefits. Confidence to the town, raising aspirations.

Footprint slightly reduced, to meet cost increases. But content remains the same. Function not lost.

Still aiming to maintain an open and inviting environment.

Focus on adult learners, the hardest to reach, as well as higher education. Looking to work with University of Lincoln. Would host the TF project of the Centre for Fresh Produce and Logistics.

Economic case meets all the objectives. Reference to Benefits realisation plan.

Aim to be open Sept 2024 - 15mth build programme - demolition to take place summer 2022.

IA - Very thorough proposal with detailed FBC. Contractors working across Mayflower and Boston Leisure is good. Moved a long way with a joined up solution. Value for money is acceptable - independently assessed. Structural approach on management case is good, link with CffP&L is good. Synergy of project with others is part of the TF aim. Inflation and cost over-run is outside our control, but will need to keep an eye on this due to scale of project. IA confirmed it is a robust proposal and one which should be supported.

NK - Empathised on material and construction costs. Biggest risk to all capital projects.

NK opened to questions.

PS - Very supportive of what is a positive scheme that delivers for the area. Very pleased with how this has progressed.

NK - Asked for clarification on the Costings - is there an allowance for land-value? DH - not factored in. NK considered it enhances the case as the land is effectively being gifted - outline to DLUHC. CF/DH - will pick up. IA suggested we make explicit in the business case.

Milestones - Obtaining planning permission - should be included in the project plan.

SB - Simon didn't receive the pack of information. Anything missing from what was originally envisaged? CF - Nothing missing. Slight changes to siting and size, but outputs match.

JB/AL/AF - Also highlighted that the report didn't come through. TS would ask LS to recirculate on her return from annual leave.

JB - Work over last month has moved us tremendously forward. Social value is fantastic.

NK - Highlighted that he hoped the two projects together would be fantastic and really change the area.

AL - Will the energy still be biomass? CF - Still to be explored, may be air source. AL supported that solution due to rising costs of pellets etc.

NK - Reference to previous sub-group and full board meetings, therefore those without papers not prejudiced.

NK - Sought a proposer to move to support and approve submission of the Business Case

Proposer-JB/Seconder-PS - and the Board gave their unanimous approval.

SB - Questioned what happens if the Boston Leisure doesn't go ahead, will there be a problem for the Mayflower project? NK/CF - advised unlikely to be a significant issue for the College proposal. It is a risk, but can be managed.

5 Leisure Full Business Case

Mike Gildersleeves gave a short presentation on the scheme. MG presented illustrations of the Rowley Road site and described the Leisure and Mayflower as a joined-up approach as to what we are trying to achieve with the recreational piazza being a feature for both projects.

In his summary MG stated that the Leisure complex would be fit for the next 20 years.

NK thanked MG for his presentation and described it as an excellent project with the synergies with Mayflower being clear to see.

NK opened the debate for questions from the Board:

AF - Boston in Bloom. Asked how much space there will be for 'greening' - trees and planting. MG stated that there would be advice from a landscape architect with regards the planting and take advice on the potential 'heave issues' raised by AF.

SD - Happy to have a conversation about OPE funding and links.

AL - Question about regulatory functions for planning. NK reiterated that planning is a risk and cannot be controlled.

RT - Community garden at rear of training pool. Relocation of Transported artwork. Both to be considered moving forward. NK - Noted and sure it will be factored in moving forward.

SB - Question about level of EV charging and future name of facility. MG - Both will be being considered moving forward, no fixed decisions at this stage. EV infrastructure will be provided.

VB left 12:44

NK - Very supportive, really good place as a result of the discussions.

SD left 12:48

JB - Very supportive. Need to support operationally during construction. Need to manage through Communications strategy - need Board members to be active throughout. MG - Agreed

NK - Move to approve the business case, subject to Full Council consideration and Cabinet approval next week.

Proposer -JB/Secunder -AF - and the Board gave their unanimous approval.

NK noted that subject to the minor changes, both business cases will be submitted to Government. Huge thanks to all involved, the challenges were addressed through healthy debate. We now move in to the delivery phase.

Since the Board meeting we can confirm that the Full Business Case submissions were made to DLUHC within the deadline on 31 March 2022.

6 Any Other Business

JB - Wished to check whether we needed a project variation. IA advised we don't need one.

MG - Updated on progress on PE21 and the interest that has been generated through the Towns Fund. Also highlighted Levelling Up 2 prospectus.

NK - Future funding on future agendas - Team to pick up for next Board meeting.

JB - Comms strategy to highlight all the good work. Supported by PS - need to drip feed and celebrate the progress - Team to pick up - structured Comms plan for next Board meeting.

IA - Recognised the commitment of the Board members and on behalf of officers, thanked the Board for that.



Agenda Item 7 - Work Programme Update 20th April 2022

1. Introduction

This report sets out progress in relation to individual projects. It should be read in conjunction with the programme gantt which has been developed for the programme and which brings together the risk registers and key deliverables for each project.

2. Completed Full Business Cases (FBCs) and Funding Agreements

The remaining three projects, Mayflower, Leisure and Boston Train Station, have all been signed off following completion of their full business cases and submitted to DLUHC by the deadline of 31st March 2022.

As Boston Borough Council is the accountable body, all business cases have gone through the council process and have been agreed by Cabinet and supported by Full Council. Delivery plans for each project are progressing which involves the issuing of a funding agreement and the development of a process for collecting evidence of the outcomes arising from the activity undertaken by each project.

Funding agreements have already been issued to Centre for Food and Fresh Produce Logistics, Blenkin Memorial, St Botolph's Library and Lighting and Healing the High Street. The remaining agreements will be issued once the full business cases have been agreed by DLUHC.

3. Healing the High Street including Shodfriars

Positive feedback has been received from the press release issued by Heritage Lincolnshire following the signing of the funding agreement. Architects have been working on the Shodfriars building and the owner will be bringing in Heritage England. Shodfriars will be having its own website to showcase the project. The next stage of the process will involve a final agreement on the uses of the building and a confirmation or re-negotiations of the outputs and funding draw down from within the larger envelope of Healing the High Street. A design team has been appointed for the public realm works in Dolphin Lane and it is hoped that work will begin on site by 2023.

There has been lots of interest in the shop front scheme which has included central and prominent buildings in the town centre.

4. Blenkin Memorial and St Botolph's Library and Lighting

Funding agreements have been issued, signed and returned for both projects and procedures are in place for payments once claim forms have been submitted.

Work on Blenkin Memorial is progressing with demolition works completed and building works will begin shortly.

5. Centre for Food and Fresh Produce Logistics

The funding agreement has been issued and work on communications is underway to promote the project to Boston businesses.