

Mablethorpe Place Reference Group Meeting

Friday 25th September 2020 @ 4.00pm

Via Zoom

In attendance

Helen Matthews
David Honman
Kim Hoey
Janet Stubbs
Daniel Richardson
Adrian Benjamin
Graham Cullen
Dave Miller
Lloyd Silvester
Mandy Ramm
Chris Lilley
Carl Richardson
Aeneas Richardson
Tony Howard
Claire Newman

Consultants

Ivan Annibal
Martin Collison

ELDC

Lydia Rusling
Michelle Sacks
Martin Kay
Craig Fiske
Michelle Howard
Roxanne Warwick

Apologies

Steve Kirk
Sarah Louise Fairburn
Chris Baron
Katie Easey
Steve Palmer

Welcome and Introductions

Helen Matthews opened the meeting by welcoming everyone to the meeting.

Minutes

The terms of reference for the group were discussed under the minutes from the last meeting. Daniel Richardson asked what powers the group had on deciding what projects were progressed. It was stated that the group was a sounding board for the main board to help them decide on what ideas went forward. The local place reference groups represent the communities' thoughts on ideas and discuss them before making recommendations to the main board.

The minutes were read and approved.

Programme and Bidding Timescales Review & Mablethorpe Story Board

Ivan talked us through the next steps in the process. Today's meeting is to discuss the emerging Town Investment Plan (TIP) which has been sent to MHCLG ahead of the check and challenge. There is a full board meeting on the 30th September, followed by a further one on the 16th October. There is room for another PRG if required and wanted. A check and challenge workshop with MHCLG is being held on the 28th September to review the first draft of the Town Investment Plan and receive feedback. The Town Investment Plan will need to receive full council approval before being submitted on 30th October.

Questioned over time frame due to the differing proposals the group now faces; can we change the date? Most things have been presented before but have just been put in a lot more detail since. There were different timeslots however we don't want to miss the October time frame and there be no money left. There has been a move to a competitive process due to budget restrictions after Covid.

Daniel Richardson- when will people be able to present their ideas? MyTown website has been the place for the public to put ideas. Concerns were raised that the website was inadequate and people were saving ideas until the time to present them. Projects that have been put forward represent the MyTown suggestions and evidence base. Further ideas can still come through for the future as hopefully towns fund funded ideas will attract other investment. Towns Fund ideas need to tick the boxes for MHCLG. Other ideas (outside the Towns Fund criteria) can be taken forward to other funding that fits them.

Michelle Sacks- the board may not like all the projects but must look at the strength of the plan as a whole which we hope to submit.

Action- follow up ideas to show how they have been incorporated within the projects put forward for the Town Fund or start to look at what other funding streams are available for these ideas. Make sure the public are aware of this and keep engaged with us about their ideas for projects in the future.

Daniel raised issue regarding amends to Storyboard. Chair suggested comments are directed to Lydia Rusling.

Mablethorpe Projects Update – including interdependencies

These projects have all been scored based upon the criteria given, some to do with Towns Fund criteria and others to do with Green book tests. Government will come back to us on this scoring and grouping of the projects to discuss the ones they like further. We have tried to put smaller projects within the bigger ones as to group them.

The Colonnade has been discussed previously with an update in the papers. This project has had the accelerated funding put to it for the demolition of the old colonnade, ready for the new one. (Please note discussion was later on in the meeting) Confirmed that the accelerated funding is not out of the Towns Fund total. Question was raised about what if we don't get the Towns Fund money? Building is likely to come down anyway and the site will be left in a clean, landscaped way after demolition. If it was to fail other funding streams are always being explored.

Action- add column on projects sheet for Match Funding amount.

The Campus for Future Living is based upon the MyTown suggestions and evidence base for the health needs of the local community. You need to resolve the health inequalities to be able to level up the area and this is a commercial opportunity that will allow this as well as providing training and other services. There has been national, regional and local interest with health education England as a new pilot area for the health sector. Another strand of the campus is allowing for the upskilling of locals but also bringing in other professionals to the local area to work on projects at the campus. Will hopefully allow to us support residents with health issues, including mental, to show them what opportunities are available to them. Mablethorpe has been highlighted by multiple bodies as a key area on the east coast to research and work with the community. This will hopefully lead to further investment in the area beyond the Towns Fund. Designs are being drawn up but will get community engagement to these plans.

Carl Richardson asked a question about the increase in costing. There has been more added to the building and full costs have now become available for the actual building, giving a more accurate figure. As more partners have come on board especially with the Meditech aspect we have had to adapt to these areas to allow for more professionals to come and live and work at the Campus. The partnerships that are getting built up will help with the further investment for projects.

What can be done to stop us having an empty building after 5 years? This will be negotiated in the memorandum of understanding with the partners who will be tied into long term standings at the campus and will be helped as these partners have some form of statutory funding.

Is the public match funding remaining at £1.5 million or increasing to £4 million?

Government announced that the Towns fund money is a majority for capital funding so this will increase. The revenue funding will be taken care of by the partners and this will mean a

high cost-benefit ratio and lead to more than 50% of the operational funding coming from these 3rd parties. There is no plan to give any Towns Fund money to businesses for this project and all money will be getting spent in the capital build of the facility.

Question regarding access to the site?- there will be transport studies done for the area to make sure traffic congestion does not happen and that it works for their model.

Carl Richardson- can we get some intellectual property rights to anything developed on the campus to get money for Mablethorpe? There is certainly the possibility to work this into arrangements with our partners.

Adrian- Are we linking with other outside places near the building? We are working with partners to allow for collective working and offering what is needed for the Mablethorpe public. The need to make best use of the site is key.

Claire- We need to look at other areas of education as well as health- agreed that this is an area to look into and further discussions are to be had with potential partners for the Campus. There is also the need to link this into the broader Connected Coast and the attraction strategy for it.

Leisure and Learning facility- look at what leisure is in terms of Mablethorpe's wellbeing both in a physical sense and learning. Working with organisations to get more activities going for what the community want and help with the leisure, education and learning within the town. Consultation has been done on the centre and a main aspect of the centre is the swimming pool which Mablethorpe is lacking and helps with teaching kids to swim.

Carl/Daniel Richardson stated that the facility must not replicate and take away from others in the area. Magna Vitae are working with local partners to see what they provide and how they can enhance this offering. If anything the centre will improve the quality of offerings in Mablethorpe by working in connection with these suppliers and making them indirectly achieve high standards. The main part of the centre would look at what local leisure needs there were and try and service these.

Will the centre encompass green energy as it is not in the plans? Yes it will and these features will be added in further design stages.

Coastfields- want to improve their current plans on just a basic swimming pool to a high level leisure facility to include a modern pool, water flumes, spa facilities, gymnasium and more. Will hopefully add to the park and improve the offering but will bring people into Mablethorpe for the shops, restaurants and bars plus other facilities. The extension will provide 20-30 full time jobs. Will be more leisure orientated compared to organised activities like the leisure and learning facility.

Carl Richardson- Are we just paying for Coastfields to fulfil previous planning obligations? No, the footpath will be getting put in regardless. The investment is for the improvement of this and the swimming pool/leisure facility at the park. If these are better and more quality offers it will attract more people to the area as well as creating valuable jobs. All projects will have to go through negotiations and this is what Coastfields would have to show what

extra the Towns Fund can bring to the community as well as passing green book appraisal with legal requirements in terms of fairness/value of money.

Chris Lilley- what will be the difference between the pools? The leisure and learning facility one will be a standard 25m pool where people can learn to swim and organised swimming classes will take place whereas the Coastfields one will be more leisure orientated with flumes/slides.

Tony Howard- Why is Coastfields so low on the rankings? It is because we are being cautious regarding the state aid element of the tests and passing the legal requirements for this.

Daniel Richardson- why are Coastfields getting this investment and others campsites aren't/they aren't in the map area? The process is open to any business in the area and Coastfields have put in a strong proposal and are investing along with any Towns Fund money which shows private sector match funding. We are considering proposals outside of the boundary as long as they offer real value for the Town and can link to it.

Chris Lilley- did we receive any other private sector proposals? No we didn't in the detail needed. Engagement with other business has taken place but nothing quality was brought forward with match funding attached to it.

Carl Richardson- can plans be changed after they have gone to government and got approval? No major changes will be made as it would be another project and not the one government approved.

Cycling and walking, Arts and culture and the National Trust- all try and change and enhance the offer on the coast. National trust project is looking into re-designing the visitor centre through Towns Fund investment but also offers other developments (golf course-nature reserve, car park/toilets, boardwalks, access ways) which other funding streams being sourced. The cycling and walking agenda will link with the site but also all along the coast to make routes connecting the coast and increase the offer; other funding is also being sought for this. The arts and culture offer includes new light displays on the coast and also beach sports. All of these can be a package to link the coast and make it appeal to a new visitor sector for 12 months of the year.

Chris Lilley- why are the beach sports just in Sutton? It is where they have originally be planned for with the colonnade however there is the potential to move/expand these to Mablethorpe and introduce other organisations connected to these to the area. Need to keep talking to various partners and discuss what they want and where and fit in with other projects. There was consensus in the group that the beach sports should try and be put in Mablethorpe.

Transformation of the town centre- look at shop frontages in the town to improve them to make the town more attractive as well as public realm work within the town. Will have the potential to incorporate some of the smaller ideas put forward to improve the town and transport within it. The team will be engaging with businesses and the public in the near future about this.

Daniel Richardson- what project will improve the internet connectivity in the area? Other funding streams are being explored for this including talking to the county council as it is felt the Towns Fund scheme isn't right for this.

Chris Lilley- suggested we vote on the plan as a whole as that is how it has been presented to us.

A vote was taken by the board as to the whole investment plan and whether they are happy to suggest it to the main board.

How the Board voted:

Chris- Yes

Daniel- Yes

Kim- Yes

Carl- Abstain

David Honman- Yes

Claire- Yes

Tony- Yes

David Miller- Yes

Graham- Yes

Helen- Yes

Note: John Henry was not present for the vote.

Next meeting: TBC

Meeting ended: 6:47pm