



WE ARE COLCHESTER BOARD MEETING

18 August 2022 – 12noon
Microsoft Teams





AGENDA

- 1. Chairman's Welcome, Apologies & Declarations of Interest – Simon Blaxill**
- 2. Progress Report – Simon Thorp & Clare Ratcliffe**
- 3. Levelling Up Fund and UK Shared Prosperity Fund – Matthew Brown* 5 min break if required ***
- 4. Colchester Town Centre Master Plan - Ana Santini, Senior Urban Designer, We Made That**
- 5. Project Spotlight – Essex County Hospital – Gwyn Owen**
- 6. Decisions, Closing remarks & future meetings – Simon Blaxill**



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1. CHAIRMAN'S WELCOME

Simon Blaxill
Chair



- **Welcome, apologies & declarations of interest**
- **Welcome new Board Members**



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2. PROGRESS REPORT



Simon Thorp
Programme Manager



- **Programme Report (circulated in advance)**
- **RAG Status – Overall, Time, Cost**
- **Issues, Risks, Mitigations**
- **Funding update**
- **Service Level Agreements, payment & monitoring arrangements – Essex County Council, North Essex Heritage, Community360**
- **Engagement highlights**



- KEY**
- Independent assurance/approval
 - ★ Business case complete
 - Summary documents submitted

RAG AND DELIVERY OVERVIEW TO DATE

| Project | RAG | | July-Sept 2021 | | | Oct-Dec 2021 | | | Jan-March 2022 | | | April-June 2022 | | | |
|---|------------|------------|----------------|-------------|-------------|--------------|-------------|-------------|----------------|-------------|-------------|-----------------|-------------|-------------|-------------|
| | Last month | This month | | | | | | | | | | | | | |
| Project 1: Town Centre & Gateways | Yellow | Red | | | | | | | Draft complete | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue |
| Project 2: Heart of Greenstead | Yellow | Yellow | | | | | | | Draft complete | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue |
| Project 3: Transformed Youth Facilities | Green | Green | | | | | | | Draft complete | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue |
| Project 4: Digital connectivity | Yellow | Red | | | | | | | Draft complete | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue |
| Project 5: Physical connectivity | Green | Green | | | | | | | Draft complete | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue | Light Blue |
| Summary documents to MHCLG | Green | Green | | | | | | | | | | | | | |
| Engagement Plan | Green | Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green |
| Monitoring outcomes | Green | Green | | | | | | | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green | Light Green |

Delivery Phase Starts August 2022

| Top programme risks | RAG | Mitigations |
|---|--------|---|
| <i>Programme-wide cost escalation, particularly Town Centre public realm (St Nicholas Square)</i> | Yellow | Ongoing monitoring of costs and escalation of risks as appropriate. <i>PD / LB / DG / MJ</i> |
| <i>Heart of Greenstead land ownership</i> | Yellow | Agreement to be reached on land ownership to enable project delivery. <i>DG / RD</i> |
| <i>Digital Working Hub and Grow-on Space</i> | Yellow | Resolve land ownership and demolition issues. <i>LB / LR</i> |
| <i>Holy Trinity Church</i> | Yellow | Agree responsibilities for repairs to enable lease agreement. <i>LB / MJ</i> |

| Milestones | |
|--|--|
| <i>Achieved since last Board</i> | <i>Upcoming milestones</i> |
| Summary documents and budgets submitted and approved by DLUHC. Levelling Up and Shared Prosperity Fund bids submitted. | Funding release anticipated to enable project delivery (delayed from June and July). |

| Budget | | |
|--------------|-------------|------------------|
| Actual spend | Budget | Forecast outturn |
| £364,000 | £18,200,000 | £18,200,000 |

Overall Programme Rating

AMBER



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PROGRAMME DELIVERY OVERVIEW

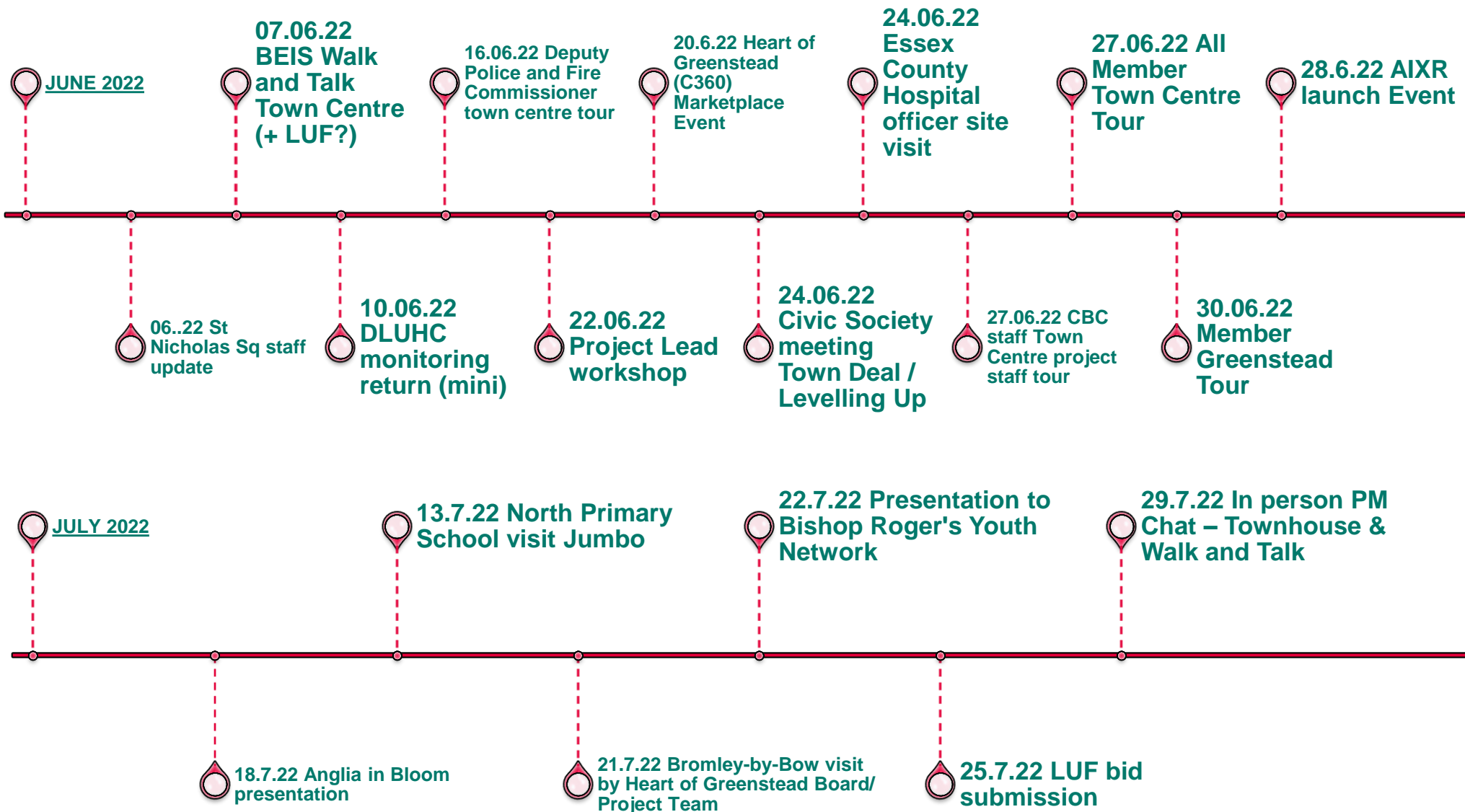


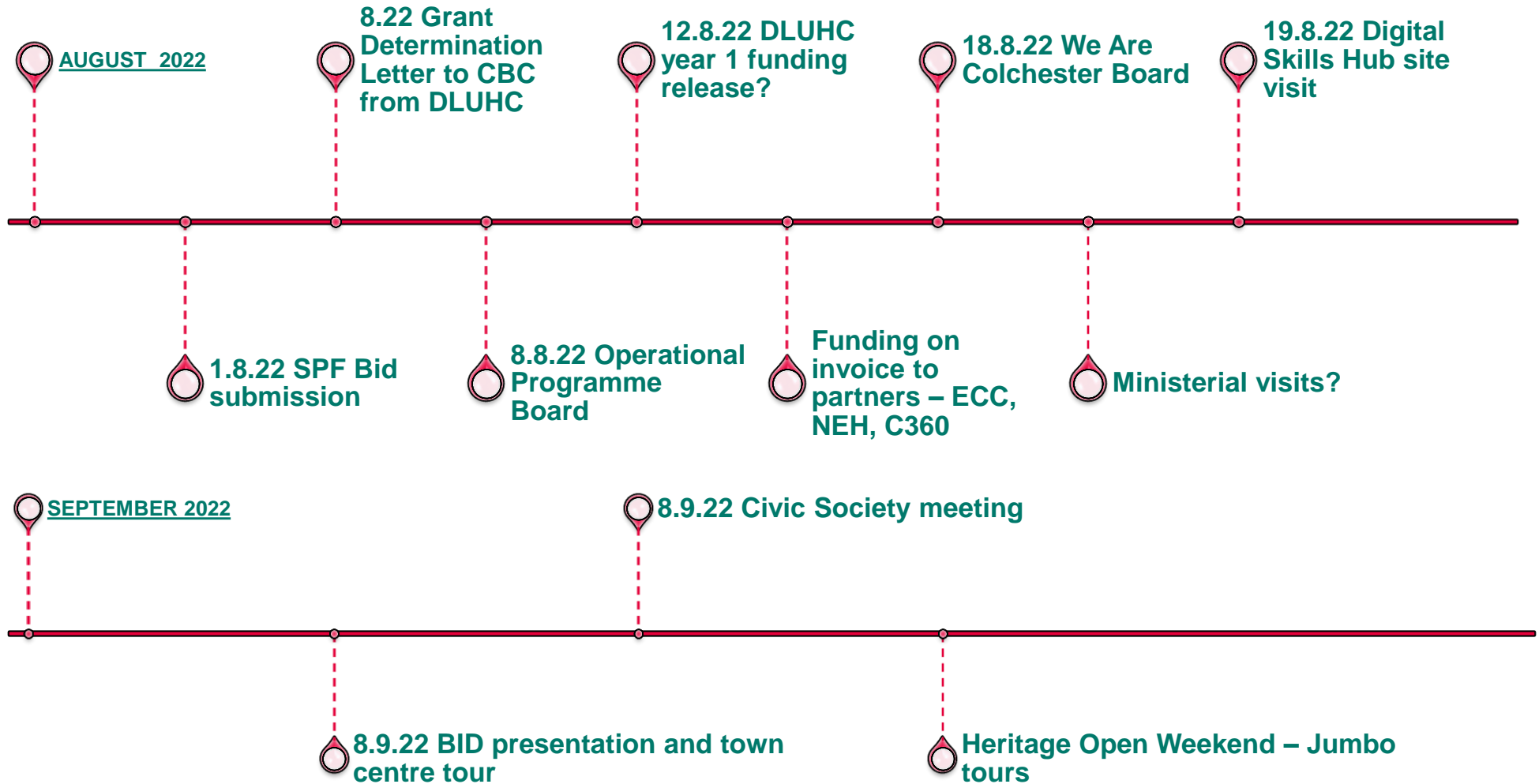
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| Project | RAG | | 2022/23 | | | | 2023/24 | | | | 2024/25 | | | | 2025/26 | | | |
|---|------------|------------|---------|--|--------|--------|---------|--------|--------|--------|---------|--------|--------|--------|---------|--------|--------|---|
| | Last month | This month | | | | | | | | | | | | | | | | |
| 1. Digital Working Hub | Green | Green | | | High | High | ★ | | | | | | | | | | | |
| 2. Digital Skills Hub (ECC) | Green | Green | | | Medium | Low | | Low | Low | Low | ★ | | | | | | | |
| 3. 5G | Green | Green | | | High | High | | Low | Low | Low | Low | Low | Low | Low | Low | Low | Low | ★ |
| 4. Heart of Greenstead Tamarisk Way | Yellow | Yellow | | | Medium | Medium | | High | High | High | High | Low | Low | Low | Low | Low | Low | ★ |
| 5. Essex Pedal Power | Green | Green | | | High | High | | Medium | Medium | Medium | Medium | Low | Low | Low | Low | Low | Low | ★ |
| 6. Liveable Neighbourhood | Green | Green | | | High | High | | Medium | Medium | Medium | Medium | Low | Low | Low | Low | Low | Low | ★ |
| 7. Townhouse, Stanway, Highwoods Youth Centres | Green | Green | | | High | High | | Low | Low | Low | Low | Low | Low | Low | Low | Low | ★ | |
| 8. Walking and Cycling Link – Town Centre / Greenstead / University | Green | Green | | | High | High | | Low | Low | Low | Low | High | High | High | High | High | High | ★ |
| 9. Jumbo Water Tower (NEH) | Green | Green | | | High | High | | Low | Low | Low | Low | Low | Low | Low | Low | Low | Low | ★ |
| 10. Balkerne Gate phase 2 | Green | Green | | | High | High | | High | High | High | High | Low | Low | Low | Low | Low | Low | ★ |
| 11. Holy Trinity Church (C360) | Green | Green | | | High | High | | High | High | High | High | Low | Low | Low | Low | Low | Low | ★ |
| 12. Holy Trinity Square | Green | Green | | | High | High | | High | High | High | High | Medium | Medium | Medium | Medium | Medium | Medium | ★ |
| 13. Kerbless Street Sir Isaacs Walk | Green | Green | | | High | High | | Medium | Medium | Medium | Medium | Low | Low | Low | Low | Low | Low | ★ |
| 14. Essex County Hospital (ECC) | Green | Green | | | High | High | ★ | | | | | | | | | | | |
| St Nicholas Square | | | | | High | High | ★ | | | | | | | | | | | |
| Balkerne Gate phase 1 | | | ★ | | High | High | | | | | | | | | | | | |

Delivery ends ★

Spend key: High (Red) Medium (Yellow) Low (Green)







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3. LEVELLING UP FUND & UK SHARED PROSPERITY FUND

Matthew Brown
Economic Regeneration Manager



Quick overview:

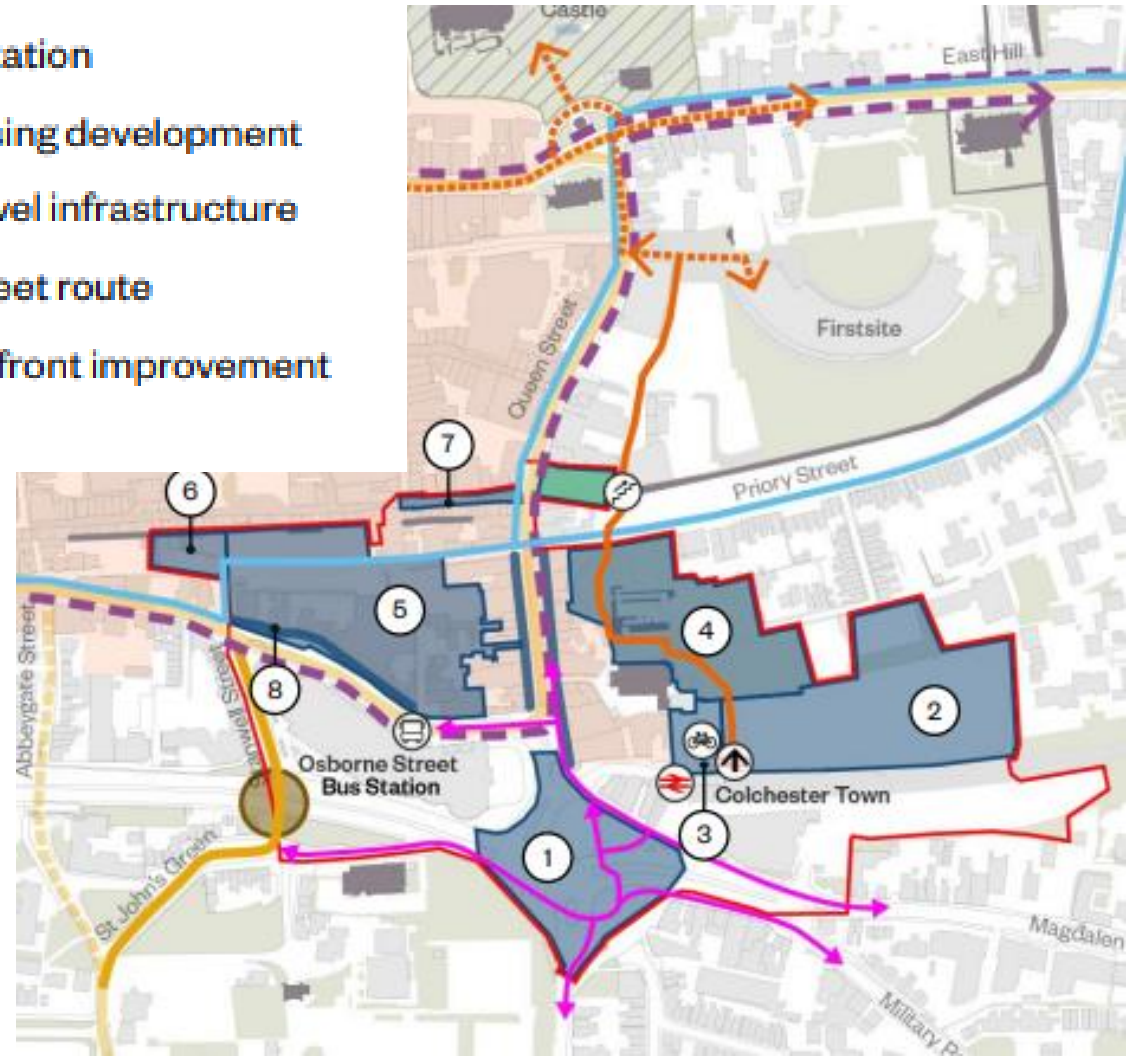


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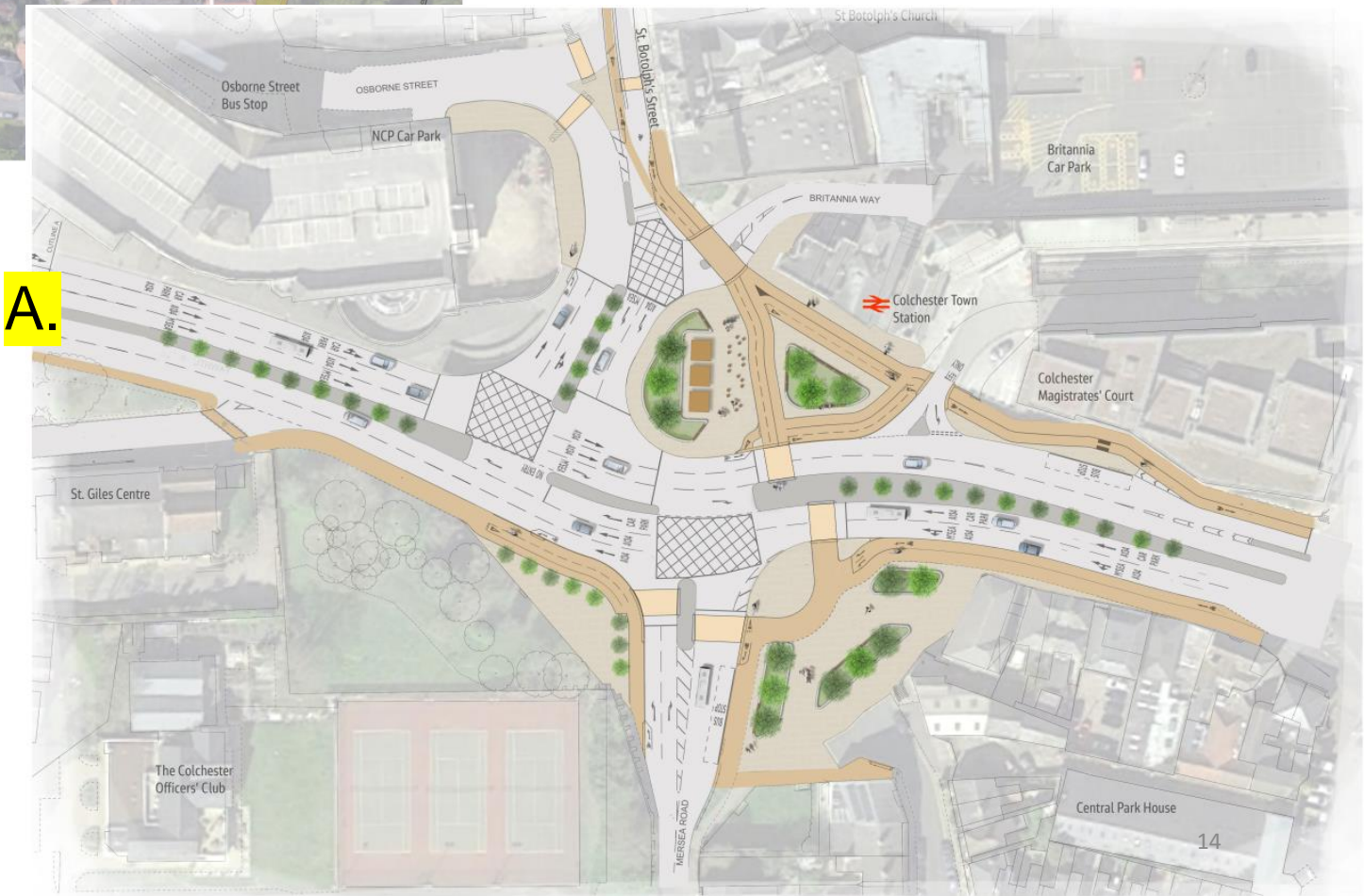
- Levelling Up Fund. Bid submitted 2nd August 2022. £19.66m plus £2.5m match funding total £22m capital scheme centred on St Botolph's area of Town Centre. Must deliver 31st March 2025.
- Note the overlap with creation of new Town Centre Masterplan.
- UK Shared Prosperity Fund. Bid submitted 1st August 2022. £1.362m programme spread over three years (22-23 through to 24-25). 15 projects, largely led by external delivery partners. Revenue focussed. This is the successor of the former EU Structural Funds (ESF and ERDF).
- Strong synergies between and cohesiveness across our Town Deal, LUF and UKSPF programmes.
- Outcomes of both new bids expected Autumn 2022.
- **THANK-YOU** for letters of support, backing, and help with co-production of both bids to a high quality and at pace.

LUF scheme walkthrough

1. **St Botolph's roundabout** - Overcome severance issues
2. **Britannia Yard** - Preparatory works for housing development
3. **Britannia Yard bike hub** - Active travel infrastructure
4. **St Botolph's Priory** - Improved historic interpretation
5. **Vineyard Gateway** - Preparatory works for housing development
6. **Vineyard Gateway** - Public realm and active travel infrastructure
7. **Short Wyre Street** - Completion of Kerbless Street route
8. **St Botolph's Street and Osborne Street** - Shopfront improvement scheme



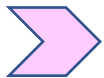
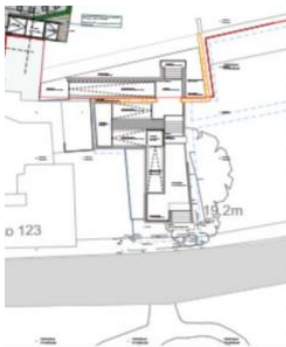
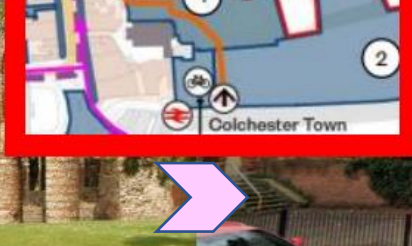
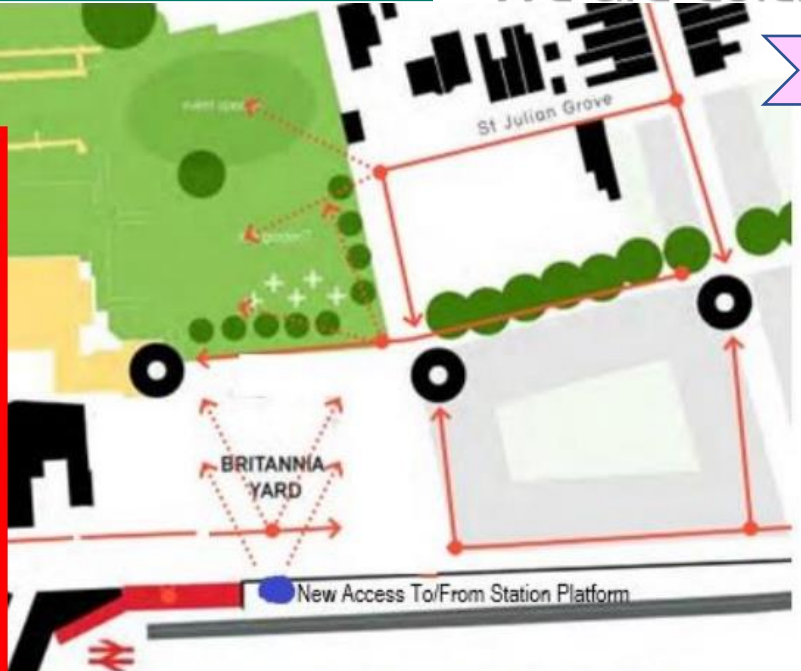
St Botolph's and Southway new road layouts.



NEW Walking route Town Station to Firstsite & Castle



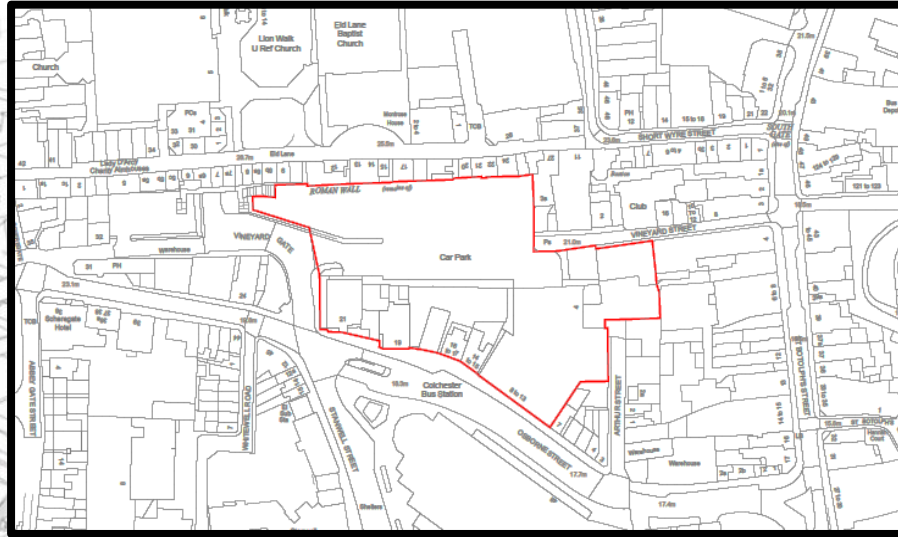
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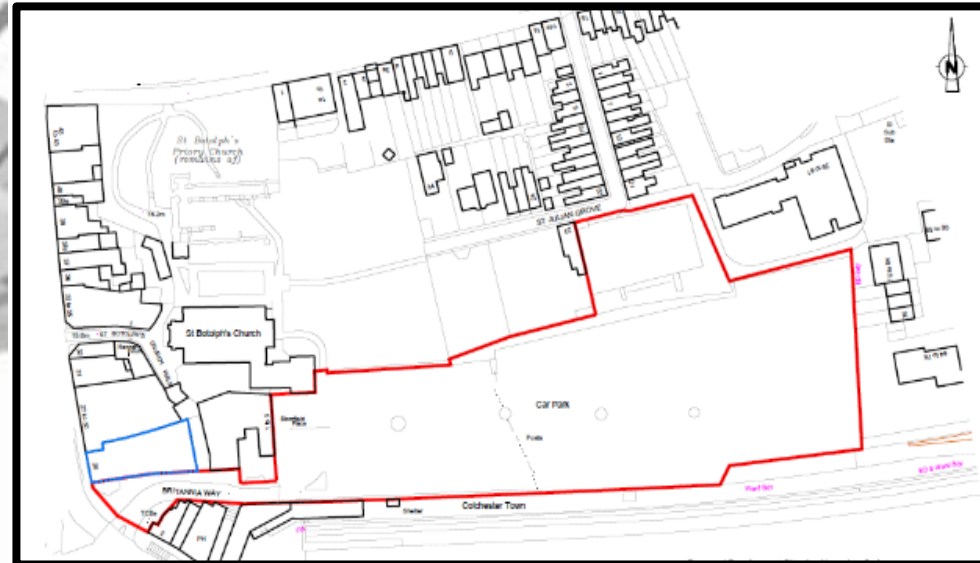
Enabling: mixed use schemes Vineyard & Britannia



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- 175 new homes
- 1,000 sqm commercial space
- Bike Hub
- New Public Realm.



Kerbless Streets & Shopfront Improvements Scheme

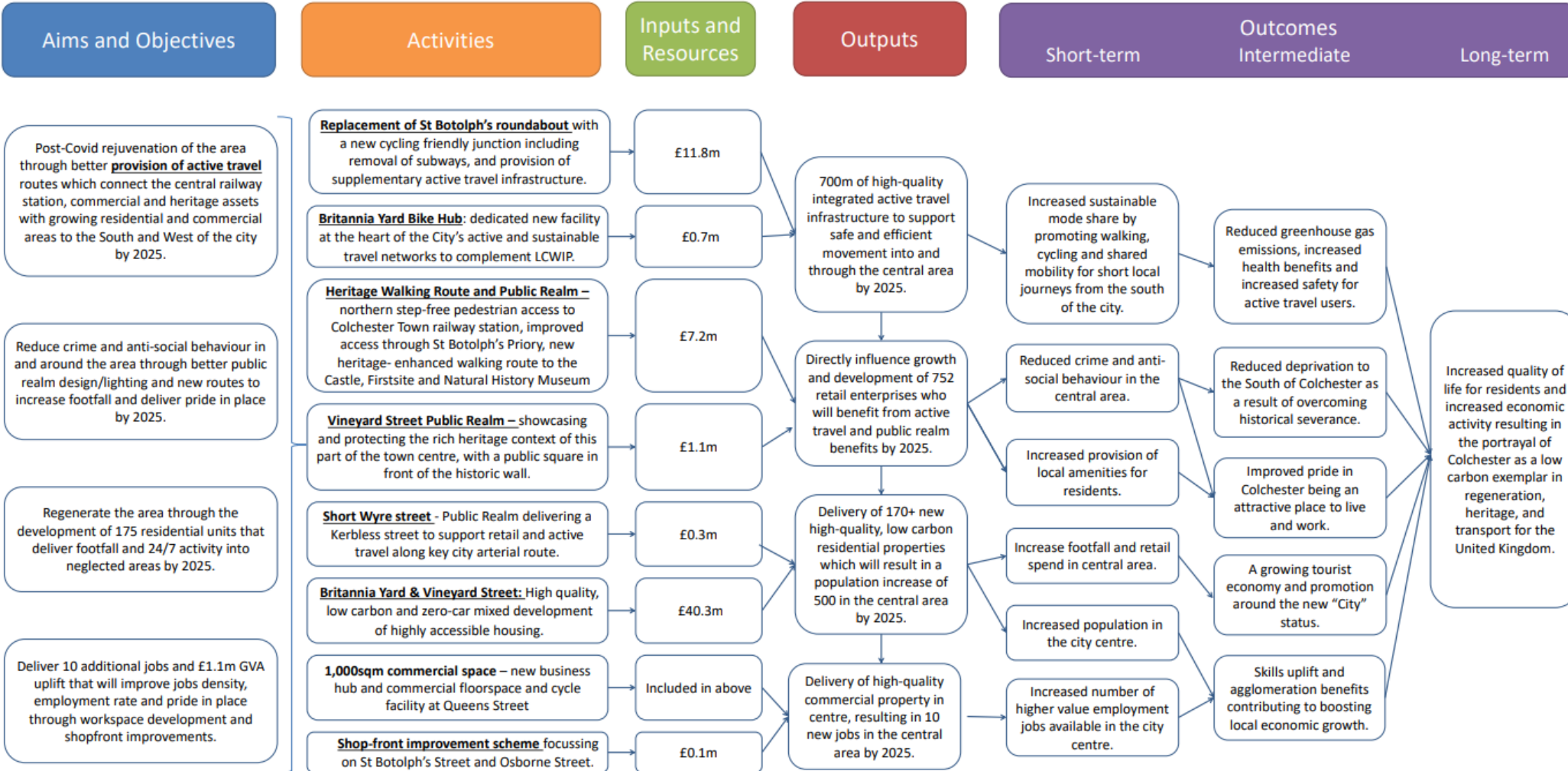


- Short Wyre St.



- Osborne St.
- St Botolph's St.

Rationale: Colchester's City status and heritage image provide an opportunity to break a slow cycle of decline in the central areas that are partly structural and design related in our ancient settlement. These are compounded by economic / social issues witnessed by low economic activity rates, an ageing population, low levels of qualifications, lower rates of pay and jobs density, and increasing issues with crime and anti-social behaviour.



- The UK Shared Prosperity Fund replaces the former EU Structural Funds (ESF, ERDF etc), which used to fund social and skills interventions prior to European Exit.
- All English Districts / Boroughs are offered a fixed amount; £1.362m total in Colchester, spread over three years (22-23, 23-24, 24-25). back-loaded towards the last year i.e., 165k, 330k, 866k. UKSPF becomes a rolling programme thereafter.
- Emphasis on revenue, but min capital spend of 10% / 13% / 20% within each of the three FY's which must be achieved.
- Three intervention themes: 1) Community and Place, 2) Support to local businesses, 3) People and Skills.
- We have 15 projects plus an 'enabling pot'. Examples include Colchester Institute, DWP, a community supermarket.
- UKSPF programme governance will be provided by One Colchester Partnership



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4. TOWN CENTRE MASTER PLAN



Ana Santini
Senior Urban Designer
We Made That



We
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That

We Are Colchester
Presentation
18.08.22

Colchester City Centre Masterplan



Working with

HAT Projects

steer

prd

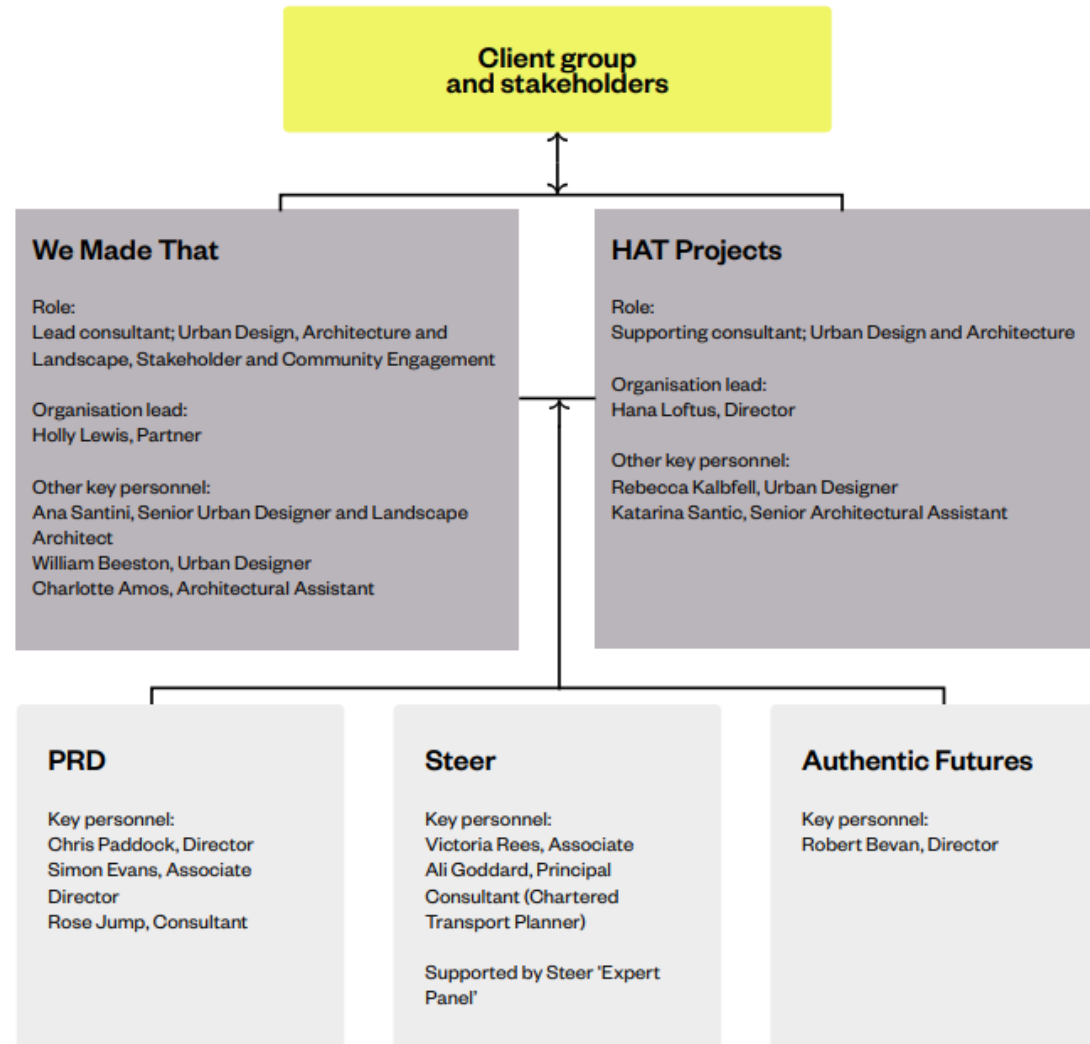
Authenticfutures



Contents

- Introduction
- Planning Context
- Study Area and Key Sites
- Themes and Priorities
- Key Questions
- Transport Workplan
- Engagement and Next Steps

Our Team





Brief

a) Planning and Design

Analysis and appraisal

Development of an illustrative masterplan

Urban design strategy

Individual site briefs with substantiated and robust delivery advice

b) Highways and Sustainable Transportation

Town Centre Transport Plan

c) Consultation and Engagement

Council officers and Members

Strategic stakeholders

Seldom heard voices

Wider public

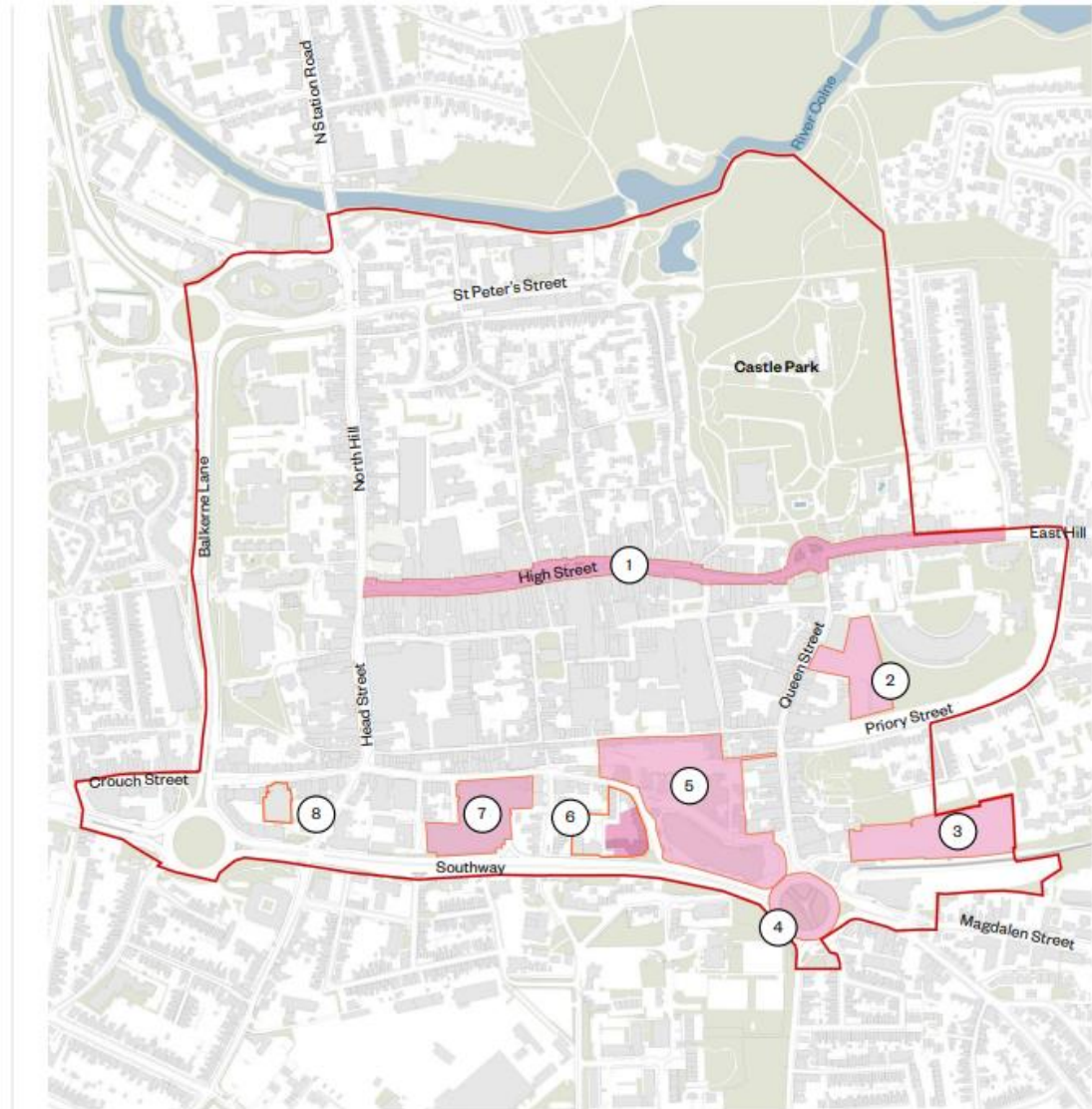


Study Area and Key Sites

1. High Street
2. Former bus station
3. Britannia car park
4. St Botolph's roundabout
5. Vineyard Street / Vineyard Street car park / Osborne Street
6. Stanwell House
7. St John's Car Park
8. Odeon

Key







-  Key sites
-  Site boundary

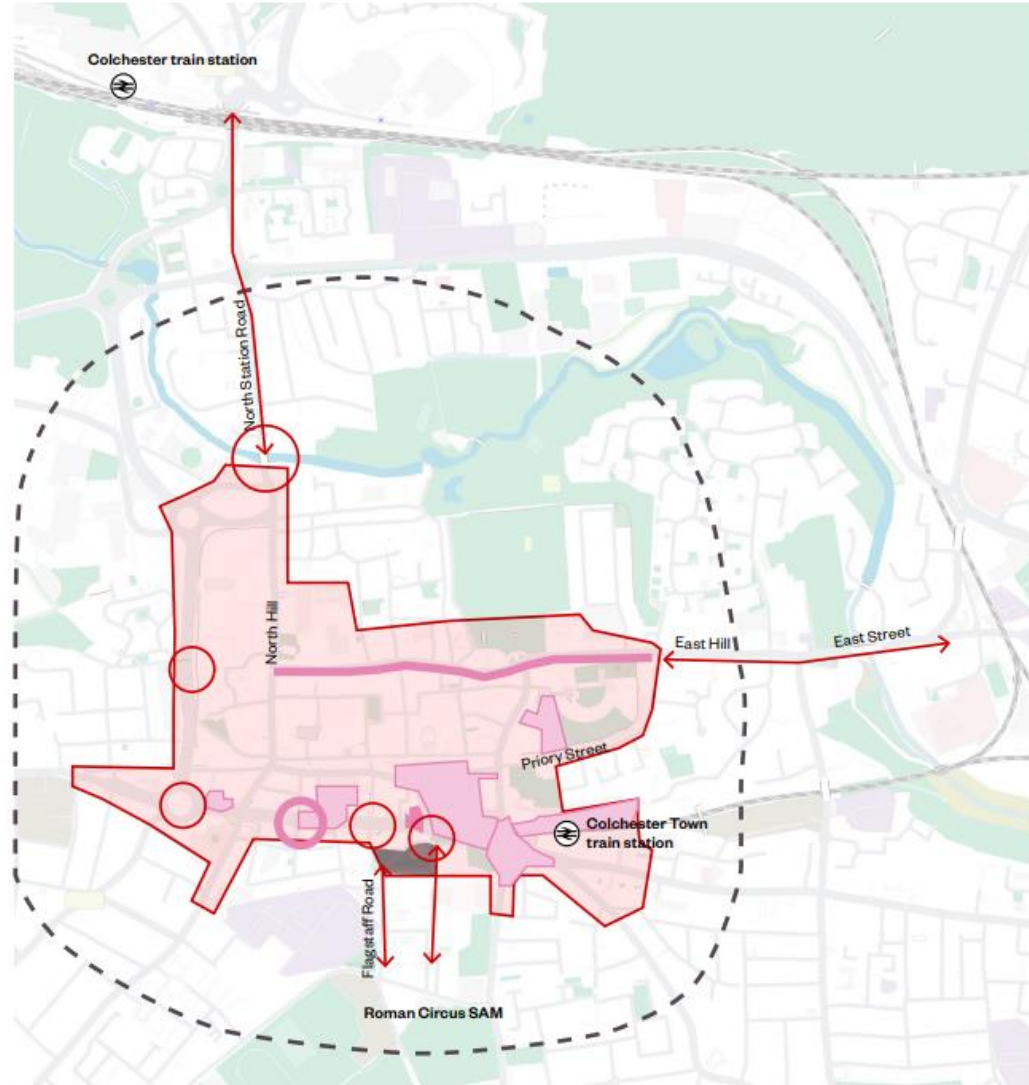




Zone of Influence

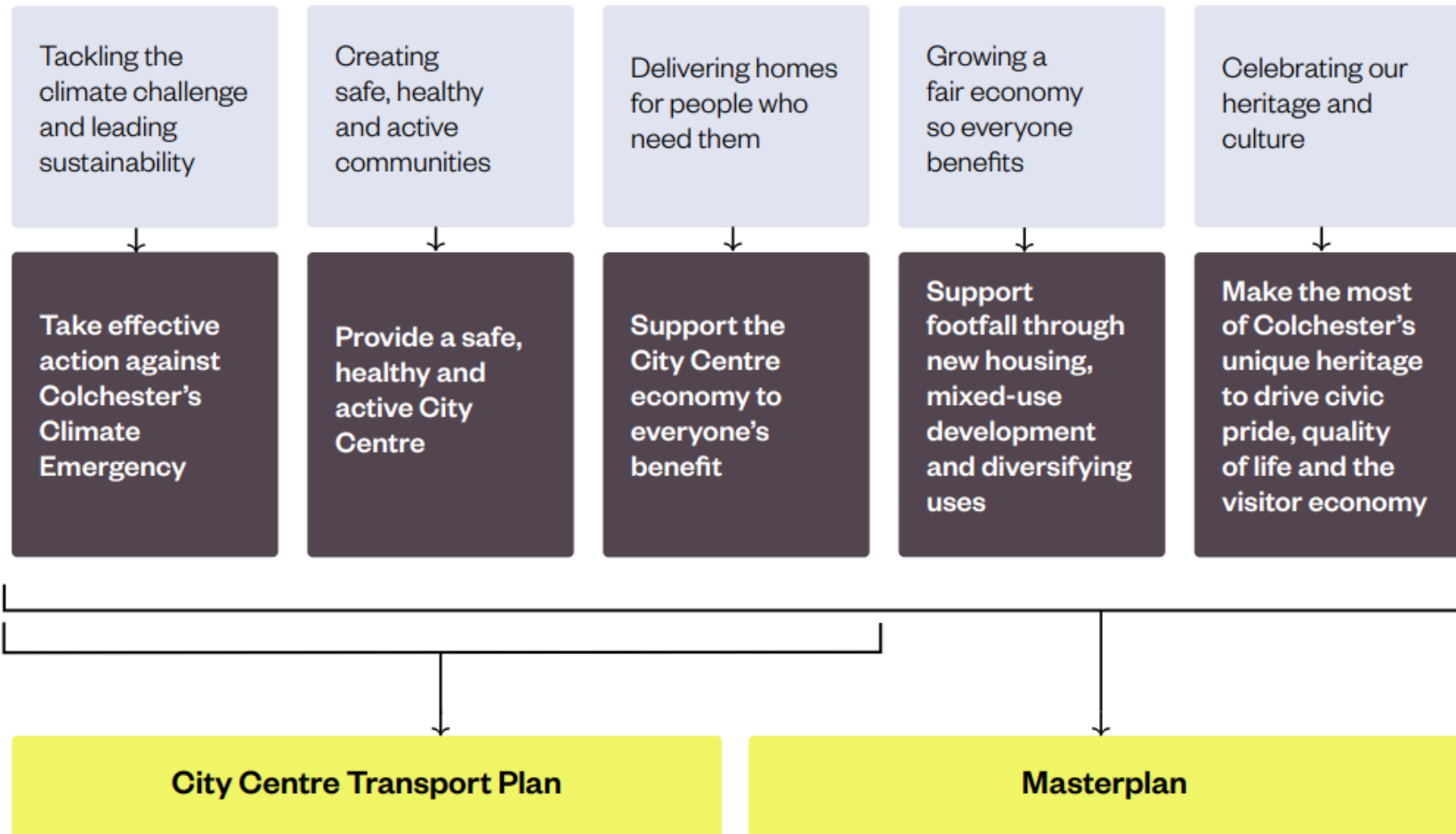
Key

-  Wider area - to be considered in strategic terms i.e. connectivity and public realm improvement opportunities which can be identified but without any detailed design framework being produced (e.g. Roman Walls, river integration)
-  Core city centre area - urban design framework to be produced
-  Key sites (public realm and mixed use development) - design framework to be produced
-  Key gateways - to be considered as part of urban design framework
-  Key routes - to be considered as part of urban design framework
-  High Street - public realm design framework to be produced





Themes and Priorities





Themes and Priorities

Take effective action against Colchester's Climate Emergency

Support modal shift towards low carbon and sustainable travel

Provide options that will help to mitigate the negative impacts from private car use

Encourage environment-friendly deliveries and servicing

Provide a safe, healthy and active City Centre

Deliver safer, more attractive and healthier streets and spaces

Improve quality of life through 'Accessible and Liveable Neighbourhoods' design

Connect green spaces, leisure, sport and community hubs through active travel

Support the City Centre economy to everyone's benefit

Deliver a contextual vision founded on local knowledge

Grow footfall through accessible and affordable transport for everyone

Meet the changing operational needs of a 21st century city centre



Take effective action against Colchester's Climate Emergency

Support sustainable, high quality development

Improve environmental performance of the existing fabric

Create resilient environments for a changing climate

Support green business operations

Ensure quality RTS integration into the city fabric and operations

Provide a safe, healthy and active City Centre

Ensure quality connections to new and existing communities

Create an accessible and inclusive city centre

Provide appropriate community provision and social infrastructure

Improve integration of the river into the city centre

Ensure the city centre caters to an aging population

Support the City Centre economy to everyone's benefit

Adapt the city centre to changing trends and habits

Make space to support and grow the city's creative economy

Attract and retain young working people with secure job opportunities

Work towards a diverse, inclusive, vibrant and safe evening economy

Catalyse better pay and security in the industries vital for city vibrancy



Support footfall through new housing, mixed-use development and diversifying uses

Make the most of Colchester's unique heritage to drive civic pride, quality of life and the visitor economy

Ensure new developments are of appropriate city centre density

Enable the historic environment and key assets to holistically work together

Raise the profile of Colchester's heritage and culture through programming and events

Create a city centre that supports a low reliance on private cars

Link the public realm to support a high quality heritage experience

Use cultural infrastructure to bring people together and foster community

Ensure new developments create a great setting for the city's unique heritage assets

Connect the mainland station with high quality public realm and sustainable transport options



Key Questions

How can Colchester better attract and retain young working people?

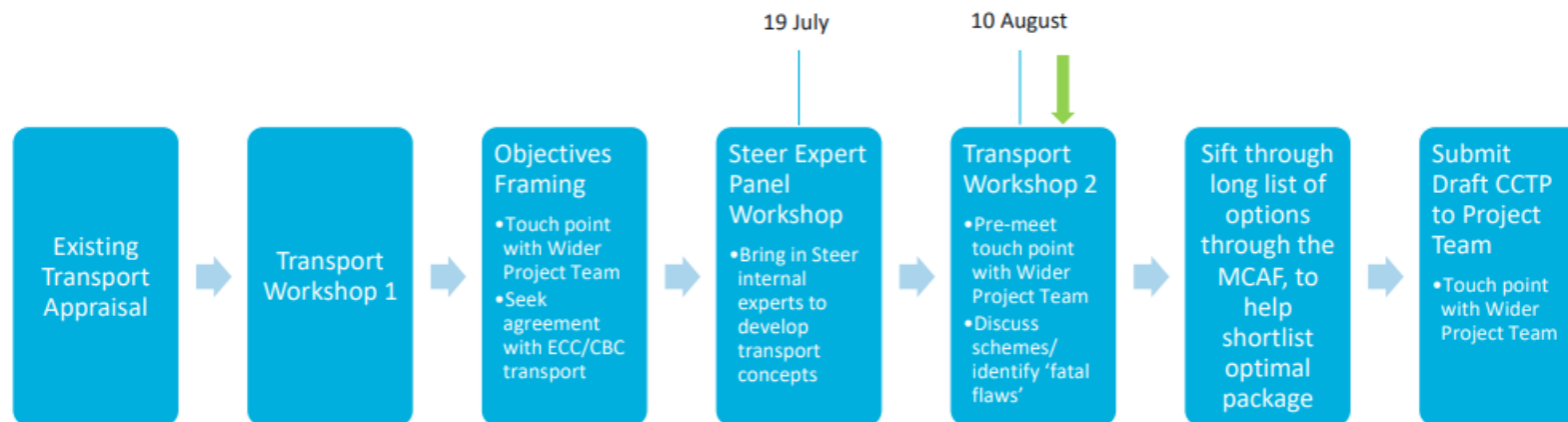
How can we attract existing and new residents to the city centre by sustainable means?

How do we address the low pay in the city centre?

How can we make sure that Colchester's heritage is more than the sum of its parts?



Transport



Ongoing meetings:

- Steer internal progress meetings
- Project Team Meetings
- Masterplan Steering Group
- BID engagement

Developing the City Centre Transport Plan (CCTP) at the same time

*MCAF = Multi Criteria Assessment Framework



We Are Colchester Presentation

Engagement

1-2-1 Conversations

- Businesses, Community360, University of Essex, Colchester Institute

Themed Co-Design Workshops

- Business
- Health and Wellbeing
- Community
- Heritage
- Accessibility and Active Travel
- Creative and Digital

Seldom Heard Voices - Summer Sessions

Public Events





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Next Steps

- Continue with Engagement Plan
- Next Masterplan Officers Working Group
24 August



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That**

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5. PROJECT SPOTLIGHT – ESSEX COUNTY HOSPITAL



Gwyn Owen
Head of Essex Housing
Essex County Council



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Essex County Hospital

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Board Update
August 2022





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Essex County Hospital: Lexden Gardens



We are Colchester board – project update

Project update

- All demolition work required is complete.
- Final phase of planned archaeology is now concluding - a watching brief will remain as works progress.
- The last phase of ground decontamination is underway and will conclude by year end.
- A procurement process is ongoing to find a contractor to deliver the first phase.

Town Deal update

- Spend of Town Deal funding will take place in the first phase of delivery.
- Funding contributes towards the delivery of public realm.
- Public engagement has been agreed with a focus on:
 - Public art display
 - Internal roads names
 - Block names



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We are Colchester board – what is Town Deal funding?





We are Colchester board – before/after shots





We are Colchester board – interesting finds on site!





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5. DECISIONS, CLOSING REMARKS & FUTURE MEETINGS

Simon Blaxill



Decisions: none.

To Note:

Note Progress Report, including Issues, Risks and Mitigations.

Note information regarding Levelling Up and Shared Prosperity Fund bids and Town Centre Master Plan.

Future meetings:

Thursday 17 November 2022 – 12 noon (in person)

Thursday 23 February 2023 – 12 noon

Thursday 25 May 2023 – 12 noon