



We are Colchester



Colchester
City Council

We Are Colchester Board Meeting

29 February 2024

Decisions & Actions

Board Present:

Simon Blaxill (Chair), Pam Donnelly - CCC, Alison Jennings – Homes England, Cllr David King - CCC, Laura Eardley - Hiscox, Lucy Johnson – University of Essex, Mark Jarman-Howe – North-East Essex Alliance, Tracy Rudling – Community360, Cllr Lee Scott - ECC.

Board Apologies:

Will Quince MP, Simon Mead - COLBEA, Steve Evison - ECC, Alison Andreas – Colchester Institute, Helen Russell - SELEP, Shona Johnstone – Homes England.

Others Attending:

Lindsay Barker – CCC, Matt Sterling – CCC, Rory Doyle – CCC, Michelle Tarbun – CCC, Savannah Rate – ECC, Andrew Small – CCC, Richard Kendrew – CCC, Samantha Edwards - St Helena, Bryony Dick – ECC, Stuart Edgar - KLH Architects, Charlotte Holl – CCC, Simon Hall - North Essex Heritage, Emma Taylor – DLUHC, Greg Wilkinson – DLUHC, Phoebe Butcher – Will Quince MP, Sarah Milford – ECC, Matthew Brown – CCC, Daniel Barton – CCC, Louise Denyer – ECC, Amie Hall – ECC, Rob Willis – ECC, Clare Ratcliffe – CCC, Simon Thorp - CCC

1. Apologies, Declarations of Interest & Board membership

- a. **Apologies** were noted from Will Quince MP, Simon Mead - COLBEA, Steve Evison - ECC, Alison Andreas – Colchester Institute, Helen Russell - SELEP, Shona Johnstone – Homes England.
- b. A **declaration of interest** was noted from Tracy Rudling – Community360 membership of Heart of Greenstead Board and Community360 potential future tenancy of Holy Trinity Church.
- c. The Chair also thanked Board members who had confirmed their commitment to continue serving on the Board, **requesting those who had yet to respond** to confirm with Programme Office before next meeting.

2. Progress Report & Engagement Update

- a. Board **noted** a Programme Update circulated in advance along with a copy of the monitoring return containing the risk register, submitted to DLUHC for the period April-September 2023. Board was reminded that items reported red and amber on the risk register including those involving near proximity cost risks can have the consequence of delayed annual funding.
- b. Board **noted** an update on progress highlights, headlines, risk management and a life of programme overview of delivery plans and milestones for all projects. Spend is currently behind budget due to delayed start of some projects, regarded as helpful to short term cashflow and not expected to impact outturn.
- c. Board **directed** that future progress reports should include project level commentaries on cost risks and contingencies.
- d. Board **noted** an update on engagement activity together with a summary overview of findings from engagement with local businesses regarding support for the Kerbless Street project (which is currently paused).
- e. Board **noted** a request to come forward and support future engagement events.

3. Risk Management

The Board **noted** the following updates:

- a. St Nicholas Square. On site works started in February 2024, adjustments to kerb materials made. Completion expected on western portion September 2024.
- b. Jumbo. Design options under review, significance of repairs needed to water tank. Stage 2 NLHF bid scheduled for July/August 2024.
- c. Holy Trinity Church. NLHF stage 1 application successful (announcement embargoed). Stage 2 application expected later this year.
- d. Heart of Greenstead. Currently the RAG status for this project is Amber overall, Amber for time and Red for cost. Two design options for the Multi-Use Community Hub, one involving full demolition and rebuild (where a significant funding gap has emerged), the other involving improvements and extension to existing facilities, both focused on outcomes. In addition to a presentation from the appointed architect, Board were also provided with an options appraisal and SWOT analysis for further consideration.
- e. Programme-wide costs. The full most recent DLUHC monitoring return was shared in advance, which includes the Risk Register and a detailed breakdown of risks and mitigations to project level.
- f. Colchester City Council Scrutiny Panel. The panel will receive an annual update on the Town Deal Programme on 12 March 2024. Board Chair invited to attend.

4. Project spotlight – Transformed Youth Facilities

The Board **noted** a presentation outlining the work programme due to be fully completed by September 2024 for Townhouse, Stanway and Highwoods, including further plans for engagement with young people and service users regarding interior design at the Townhouse, key features being delivered at each centre and steps to ensure consistency of branding across all sites. This engagement will be a combination of online and in person, enabling young people and service users to review product samples. All ‘must have’ features are expected to be delivered on budget, whilst additional funding is being sought to update some fittings.

5. Levelling Up Programme

- a. The Board **noted** an update summarising progress across the 4 work streams - Essex County Council St Botolphs Highway Scheme, Vineyard Street Mixed Use Scheme, Workspaces and Shopfronts and London Continental Railways Britannia Way Mixed Use Scheme.
- b. The Board **noted** that Colchester City Council were engaged in discussion with DLUHC regarding the Vineyard Street Mixed Use Scheme because this scheme is not now considered viable at this stage as private-sale housing. In turn, DLUHC approval of a scope adjustment to enable completion of Kerbless Streets is awaited.

6. Decisions and points noted

- a. Board **agreed** that both options presented for the Heart of Greenstead Multi-Use Hub were potentially viable subject to mitigation of cost risks.
- b. Board **directed** that the most appropriate course of action is for the Heart of Greenstead Board to consider and appraise these options in detail – with a focus on outcomes (social return on investment) and longer-term revenue - whilst having due regard for DLUHC delivery timetable requirements and budget conditions, as well as political pressures.
- c. Board **directed** that following such discussion and agreement by Heart of Greenstead Board, an update should be provided at the next meeting enabling Board to give direction on the option which enables delivery, time and cost objectives to be met.
- d. Board **noted** that until agreed, the RAG status of this project would remain as reported.
- e. Board **agreed** that it would be helpful for ECC Officers to investigate further issues involving Greenstead Library's position in future plans and provide an update next meeting.

7. Next meeting - 29 February 2024

Future meetings will be held on:

22 August 2024

28 November 2024

27 February 2025

22 May 2025