



**Workington Towns Deal Board Meeting
Friday 2 2020
Draft Minutes**

Attendance

Board Members

Cllr Alan Barry	Cumbria County Council
Danny Braithwaite (sub for Chris Nattress)	Lakes College
John Coughlan (chair)	TSP Engineering Ltd
Jack Gordon	Sovereign Centros
Valerie Hallard	Churches Together in Workington
Cllr Mike Heaslip	Allerdale Borough Council
Cllr Mike Johnson	Allerdale Borough Council
Jo Lappin (sub for Corrine Watson)	Cumbria LEP
Cllr Paul Scott	Allerdale Borough Council
David Taylor	Allerdale Investment Partnership
Anthony Wareing	Workington Heritage Group

Officers/Support

Megan Alexander	CLUG
Michael Barry	Cumbria County Council
Ashley Bennett	Mott MacDonald
Danny Collins	Savills
John Connell	Office of Mark Jenkinson MP
Rosie Jenkins	CLGU
Martin Kirkpatrick	Buttress Architects
Kevin Kerrigan	Allerdale Borough Council
Chithra Marsh	Buttress Architects
Christopher Nils-Shaw	Buttress Architects
Tom Nuttall	Sovereign Centros
Julie Ward	Allerdale Borough Council

Notetaker: Lisa Smith, Allerdale Borough Council

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Urban regeneration, planning and land use; Skills and enterprise infrastructure; and connectivity



1. Introductions and Apologies

The Chair welcomed all Board Members and their supporting officers to the meeting.

Apologies were received from:

Chris Bagshaw, Alison Hatcher, Mark Jenkinson MP, Bridget Johns, Jonny Lowe, Chris Nattress, Corinne Watson

2. Minutes of the Meeting held 24 July 2020

The board agreed the minutes of the last meeting.

Presentation slides for the following items had been previously circulated to board members.

3. Update on project priority areas

• Towncentre townscape and connectivity

Martin Kirkbride from Butress Architects and Ashley Bennett of Mott MacDonald gave an overview on the presentation slides showing the opportunities for new developments which included better connectivity to the Town Centre and historical areas from the Railway Station with more landscaped areas and arts on show along the routes.

It was agreed by the Board that the following 3 projects would be developed further:

- Station Road/ Oxford Street streetscape and active travel improvement
 - Central way corridor enhancements, potentially including Riverside Connection (part funded by advanced funding)
 - Improved public realm to Workington Hall, Ladies Walk and Riverside Walk
- Board members were all in agreement on the key process for the 3 projects.

• Town centre and alternative uses

Danny Collins of Savills discussed the slides on the potential development sites which included, The Cloffocks, The Opera House and Central Car Park and gave

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an overview of what they could potentially be developed for. Discussions then took place on how this could work and the proposals for improvement with further slides showing examples of developments in other areas of the Country.

Further areas identified for development include The Port of Workington and land near the Railway Station.

- **Port of Workington**

Michael Barry of CCC, gave an overview on the proposals for the Port of Workington. Possible proposals include the improvement of the coastline and an over rail bridge and also the possibility of becoming a Freeport. DT raised the point that we would need to take into consideration those companies that currently use the Port when proposing these changes. He also put forward a suggestion for a liner terminal, which would open up further options for visitors to the Lake District. MB said he would give this some consideration.

- **Improving leisure and culture offer – Workington Sports Village**

Kevin Kerrigan of ABC gave an overview of the proposals for a new shared stadium highlighting that the project is to create a sustainable and multi-purpose sports village for West Cumbria by delivering an inclusive, accessible, and available set of community and professional facilities. The sports village will also become the new home of the area's two professional sports clubs, meeting their requirements and facilitating their growth as employers, community assets, and anchors of our cultural fabric. The development will link in with the Workington Sports Centre and draw together the town's existing leisure facilities, while also giving the infrastructure to bring other significant events to the town, providing the foundation for further development and investment in the Lower Derwent Valley area. It was agreed by the Board that this would be taken forward as a project to be developed further.

- **Skills and enterprise**

Ashley Bennett of Mott MacDonald gave an overview for proposals for the Central Car Park Site:

- £5-7m from Towns Fund to develop Enterprise and Innovation Campus in town centre, potentially co-funded by major tenant
- Concept would provide shared workspace both to major employers (e.g. Sellafield or Government office) as well as co-working/incubator space for start-ups/small businesses.
- Intended to be cross sectoral –demand for sector-specific facility outside of nuclear sector unlikely to be large enough in West Cumbria

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- Scale offers potential for clustering benefits via cross-fertilisation of ideas between business –although security concerns would need careful handling if nuclear sector included
- Potential for FE/HE partnership with Enterprise and Innovation Campus

Kevin Kerrigan stated that further work needs to be done on this subject over the next few weeks.

4. Update on programme and community consultation

- Scale of proposed investment may exceed £25 million available via Towns Fund –decision will be needed on whether co-funding is realistic, whether should ask for more from TF, or should prioritise to contain ask within £25 million funding envelope
- By next Board meeting, *pro formas* for each proposed project will be drafted for agreement at the Board. This will help the Board to prioritise projects, if required.
- The community engagement sub-group are progressing online community consultation and considering offline options –to go live mid-Sept. Timeframe very tight and substantial change after consultation would require deferral of Town Investment Plan to 3rd cohort.
- Skeleton Town Investment Plan has been drafted. Full draft to be issued, subject to board approval of project set, w/c 21 September. It was discussed that it is important to demonstrate a clear narrative of the choice of projects showing the fit with the agreed vision and objectives for the Town Deal. It was requested that the Draft Town Investment Plan be considered at the next Board meeting.

5. AOB

The next Board meeting will be held on Friday 11 September 2020 – 2:30 pm, to be held via MS Teams. Board members will be updated accordingly.

The meeting ended at 4:25 pm