### Minutes

### MEETING: OLDHAM TOWN CENTRE BOARD MEETING DATE: 22nd June 2022

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VENUE: Chadderton Suite, Civic Centre, Oldham TIME: 15:00

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| 1.0 **PRESENT** | Akhtar, Cllr Shoab | Oldham Council |
|  | Ashraf, Kashif | Co-Founder and Co-Chair, Asian Business Leaders |
|  | Barton, Emma | Director of Economy, Oldham Council |
|  | Beckett, Jessica | Communications Manager, Oldham Council |
|  | Bloor, Jon | Assistant Director for Economic Growth and Recovery, Oldham Council |
|  | Catherall, Harry | Chief Executive, Oldham Council |
|  | Cezair, Donna | Chief Executive, First Choice Homes Oldham |
|  | Chadderton, Cllr Amanda | Leader, Oldham Council |
|  | Francis, Alun | Principal and Chief Executive, Oldham College |
|  | Garrick, Jesse | Greater Manchester Area Lead, Department for Business, Energy and Industrial Strategy |
|  | Harris, Liam | Representative, Oldham Youth Council |
|  | Henshaw, Luke | Representative, Oldham Youth Council |
|  | Hewitt, Sara | Town Centre and Markets Manager, Oldham Council |
|  | Hughes, Margaret | Owner, Zutti Fashion **(Vice-Chair)** |
|  | Khan, Nawaz | Regeneration Team Leader, Oldham Council |
|  | Lees-Jones, William | Managing Director, J.W. Lees & Co **(Chair)** |
|  | Lewis, Chris | Senior Youth Work Manager, Oldham Council |
|  | Lewis, Christopher | Strategic Lead, Creating a Better Place, Oldham Council |
|  | Mayo, Rob | Development Director, Oldham Council |
|  | Nicholson, Leo | Representative, Oldham Youth Council |
|  | Popplewell, Grace | Greater Manchester Deputy Area Lead, Department for Business, Energy and Industrial Strategy |
|  | Riley, Michelle | Owner, Cob and Coal Tap |
|  | Roberts, Paul | Spindles Programme Director, Hive Projects |
|  | Robinson, Joanne | Regeneration Officer (Technical), Oldham Council |
|  | Rothwell, Frank | Managing Director, Manchester Cabins |
|  | Wildman, Susan | Chief Executive, Oldham Coliseum Theatre |
|  | Windsor-Welsh, Laura | Strategic Locality Lead (Oldham), Action Together |
| 2.0 **APOLOGIES** |  |  |
|  | Abrahams, MP Debbie | MP for Oldham East and Saddleworth |
|  | Ali, Cllr Mohon | Oldham Council |
|  | Aspinall, Gail | Capital Programme and Special Projects Manager, Oldham Council |
|  | Flanagan, Mike | Centre Manager, Spindles Town Square Shopping Centre |
|  | Gordon, Alison | Assistant Director of Business, Innovation and Enterprise Policy, Greater Manchester Combined Authority |
|  | Hunt, Andrew | Green Energy and Sustainability Manager, Oldham Council |
|  | Jago, David | Director of Finance/Chief Officer, Northern Care Alliance |
|  | Kipling, Shelley | Assistant Chief Executive, Oldham Council |
|  | Lockwood, Stuart | Chief Executive, Oldham Community Leisure |
|  | McMahon, MP Jim | MP for Oldham West and Royton |
|  | Patterson, John | Chief Clinical Officer, NHS Oldham CCG |
|  | Penn, Jennifer | Regeneration Officer, Oldham Council |
|  | Windsor-Welsh, Liz | Chief Executive, Action Together |
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| ITEM |  |
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| 3.0 | **Notice of any urgent business to be accepted onto the agenda and reasons for that urgency -** None |
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| 4.0 | **Declarations of Interest -** No new declarations of interest to be added |
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| 5.0 | **Minutes of the previous meeting (24th March 2022)** |
| 5.1 | The minutes of 24th March 2022 were agreed as a true record and were approved by the Board. |
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| 6.0 | **Procedural business and any items accepted as urgent business** |
| 6.1 | **Youth Council Representation**  Emma Barton thanked Liam Harris on behalf of the board for his hard work in representing the Youth Council to date and wished him all the best for the future. Leo Nicholson and Luke Henshaw will be taking up this role going forwards and were welcomed by the board. |
| 6.2  6.2(1)  6.2(2)  6.2(3) | **Towns Fund Submission – Full business cases**  Board members were thanked for their time given in attending the challenge sessions and providing email feedback on the Towns Fund Business cases.  The Full Business Cases have gone through the local assurance process including a gateway review, and Board Challenge sessions/workshops.  The next steps in this process are:   * To complete and submit TF documents by 30 June 2022 * To authorise the Board chair to sign off the submission documents in line with the business cases developed   Government’s response is expected within 8-12 weeks of submission.  **Feedback from the Challenge Sessions**  General points   * How do these projects relate to the Egyptian Room development? The question was asked in relation to several projects on if the Towns Fund projects will impact the Egyptian Room development and how the projects will interact.   Spindles – Flexible Office space   * Parking – availability of parking spaces for those working at the new office space * Access to the office space – response based on access from two escalators, a lift in the rotunda and stairs to access the office reception area. * Potential for a public facing communication document once funding is granted to publicise the plans and vision for the site.   Tommyfield Market Relocation   * Traders at current market concerned about rents being higher at the new site. Jon Bloor responded saying that the Council will provide support for traders. To be picked up. * Overlap with Egyptian Rooms offer – assurance provided that offers are different and complementary.   Performance Space   * Number of seats in the auditorium was raised as a potential issue, questioning the viability of the scheme and the perception of the venue as being smaller than the current Coliseum Theatre. Graham Lister has provided a written response to this challenge.   Northern Roots   * Health and safety as a risk – health and safety strategy required * Impact of the project on the local road network – is there enough capacity on the roads to accommodate all the additional visitors to the site? * Security of the site – concerns raised, response provided that security will be provided at least at first until community ownership is established, the project team are working with the Police. * Need for revenue funding raised – responded to by Anna DaSilva.   **Questions/comments from the Board**  Kashif Asraf said that he had attended two of the sessions and felt they had worked very well and would welcome the opportunity to input further in the future – possibly in sessions to explore how board members could add value to the projects.  **Ratification of Final Documents**  All board members unanimously responded in favour of signing off the business cases for submission to the Towns Fund. Emma Barton confirmed that the Council will work with William Lees-Jones (Chair) to formally sign off the documents offline. |
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| 7.0 | **Substantive business** |
| 7.1 | **Levelling up Fund - Proposals Update**   * LUF2 focuses on three investment themes as in the first round: local transport; town centre and high street regeneration; and cultural and heritage. One bid per parliamentary constituency covering Oldham. * LUF2 will focus investment that require less than £20 million of funding. There are opportunities to apply for up to £50m for transport and culture specific projects. * The deadline for applications will be Wednesday 6 July 2022 and projects are expected to demonstrate spend from the fund in the 2022-23 financial year and completion of expenditure by 31 March 2025. * The aim is to submit two applications into the Levelling Up Fund Round 2 (LUF2) to the value of £20m each in respect which align to the eligible themes above and focus on:   ‘**Green Infrastructure and Technology’ within the Oldham East and Saddleworth MP constituency**   * The vision for the LUF bid is for Oldham to create a legacy of ongoing and sustained active travel within Oldham’s community, benefitting from a 20-minute neighbourhood set up between core skills and employment opportunities within the green technology industry. The bid proposal seeks to boost Oldham’s green credentials and position Oldham as a sustainable, low carbon destination for green businesses and visitors.   Projects:   1. Redevelopment of the Rhodes Bank site to provide incubator space for green businesses, addressing the current lack of workspace facilities in Oldham. 2. Oldham Greenway – Walking/Cycling and Public Realm Improvements 3. Northern Roots – Phase 2: The priority element is the learning centre from nursery to adult training, which can provide vital green skills to support Oldham’s position as a low carbon hub, tying into the incubator space.     **A ‘Creative Improvement District’ within the Oldham West & Royton MP Constituency.**   * The bid vision builds upon the narrative of the Future High Streets Fund and Towns Fund Investment Plan. The LUF projects will make a notable and transformational change to Oldham town centre. It will allow economic diversification in the town and will support growth in Oldham/GM and meets the requirements of LUF. * It provides an opportunity for spatial concentration, visibility and agglomeration to occur for the creative sector. This will be beneficial to Oldham, as it is a significant growth sector.   Projects:   1. Old Library Phase 2 (£6m) elements supporting creative and Gallery Oldham aspects 2. Creation of creative and digital commercial floorspace - events space at Spindles (£2m) and redevelopment of the Lyceum 3. Development Fund ~£3m (i.e., 10 x loans at up to £300,000 for physical improvements to buildings that complement the LUF and CID activity) |
| 7.2 | **UK Shared Prosperity Fund**  The UK Shared Prosperity Fund will support the UK Government’s wider commitment to level up all parts of the UK by delivering on each of the four parts of Levelling Up:   * Boost productivity, pay, jobs and living standards, especially in those places where they are lagging. * Spread opportunities and improve public services, especially in those places where they are weakest. * Restore a sense of community, local pride and belonging, especially in those places where they have been lost. * Empower local leaders and communities, especially in those places lacking local agency.   The primary goal of UKSPF is building pride in place and increasing life chances across the UK, while recognising the acute challenges town centres and communities have faced during the Covid pandemic.  This will be achieved across three Investment Priorities:   * Communities and Place * Local Business; and * People and Skills   The GMCA is acting as lead agency and engagement sessions are taking place. A local investment plan is being developed alongside a high-level implementation plan. Funding of £84m is to be allocated in total and funding is expected to be available (if successful) from October 2022, and will run for three years ending in March 2025 |
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| 7.3 | **New Business Investment in the Town Centre**  William Lees-Jones welcomed Krzysztof Zemik and Lorraine Worsley-Carter. Lorraine explained that Krzysztof owns Ascroft Medical, and owns clinics based in the Town Centre, and currently has 22,000 patients. The need to expand led to the purchase of the iconic former Billingtons dance studio on Ascroft Street.  A multi-million-pound renovation of the building began in late 2021. The ground floor will be a state-of-the-art medical centre, and the whole of the first floor has been turned into a premier business networking and events space with lounge, bar and break out room. It is fully airconditioned and 67 solar panels will power the first floor.  There was a short video detailing the history of the building, and the renovations that have taken place. The venue will open fully in September 2022.  William Lees-Jones thanked Krzysztof and Lorraine for sharing this good news story with the board. Any further information that can be provided about the facility can be circulated to the board with the minutes. Kashif Asraf commented that he was very impressed with the video and welcomed how well the history and heritage of the building has been incorporated into the renovation project. |
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| **8.0** | **Closing Remarks** |
| 8.1 | As discussed previously, the Towns Fund Business Case documentation (to be submitted to the Towns Fund by 30 June) will be formally signed off by William Lees-Jones ‘offline’ on behalf of the board. |
| 8.2 | Emma Barton confirmed that the Towns Fund full business cases should currently be treated as confidential and should not be shared outside the board. These can of course be shared within the public domain at the appropriate time, and the board will be advised on the timing of this. The summary documents that have been circulated can be shared more widely immediately. |
| 8.3 | The procurement of a strategic investment partner was discussed which will take place before this Christmas. This should provide opportunity to engage local businesses and to showcase Town Centre opportunities and wider opportunities for investment – bringing together the private and public sector. |
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| **9.0** | **Date / Time of next meeting - Chair (William Lees-Jones)** |
|  | * October/November 2022 – tbc * February/March 2023 - tbc * June/July 2023 - tbc |
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