

NORWICH TOWNS DEAL BOARD

MONDAY 26 June, 10.00AM

Via MS Teams

Attendees:

Andrew Dernie (CHAIR) (AD) – Aviva
Graham Nelson (GN) – Norwich City Council
Sarah Collins (SC) – Norwich City Council
Ellen Tilney (ET) – Norwich City Council
Tim Bishop (TB) – The Forum
Chris Starkie (CSt) – New Anglia LEP
Sarah Steed (SS) – NUA
Christie Waddington (CW) – DWP
Chris Dashper – New Anglia LEP

Cllr Mike Stonard – Norwich City Council
Ellie Hardy (EH) – Norwich City Council
George Denton (GD) – South Norfolk & Broadland Council
Chris Sargisson (CSa) – Norfolk Chamber of Commerce

Apologies:

Shan Lloyd – BEIS
Clive Lewis MP
Julia Nix – Jobcentre Plus
Juliana Meyer – Supapass
Stefan Gurney (SG) – Norwich BID
Gill Mason (GM) – DWP
Phil Courtier (PC) – South Norfolk and Broadland
Gill Mason (GM) – DWP

Chloe Smith MP (CS)
Kris Jones
Jerry White – CCN
Julie Schofield – UEA
Ellen Wallace (EW) – Office of Clive Lewis MP

Ref	Item	ACTION
1	<p>Welcome, Actions, Apologies, Minutes</p> <p>The 27 March 2023 Board minutes were approved, and actions covered.</p> <p>SC stated that the Board will be asked to make a decision on the way forward on the Digital Hub after the presentation is given.</p>	
2	<p>Town Deal Projects, predicted completion dates</p> <p>SC gave an overview of the Norwich Towns' Fund project completion dates while covering Project Updates.</p>	

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3	<p data-bbox="284 230 759 264">The Digital Hub Project Update</p> <p data-bbox="284 304 1187 338">SC discussed progress with the Digital Hub going out to tender.</p> <p data-bbox="284 378 1198 483">Four companies expressed an interest in the tender. This ended with two full tenders being received. This was after an extension to the deadline.</p> <p data-bbox="284 524 1203 629">Both tenders are considered non-compliant due to each needing additional funding to create the Digital Hub. Despite this they are considered good tenders.</p> <p data-bbox="284 669 1158 775">A post tender interview was carried out with each applicant to understand why this had happened and what was behind the additional funding needs.</p> <p data-bbox="284 815 1206 1032">Both explained after Covid the commercial strategy of management companies had changed. It was originally considered the tenderers would finance the fit out of the Digital Hub. However in the new climate companies are no longer doing this. Both stated clients were now required to fund fit outs to make projects viable over the life of the Digital Hubs.</p> <p data-bbox="284 1072 1198 1140">It was also highlighted by tenderers that construction costs have escalated.</p> <p data-bbox="284 1180 1177 1247">SC explained the tenders were extensively evaluated by the design team and the internal team for all aspects of the tender.</p> <p data-bbox="284 1288 799 1321">CSa gave a brief of each tender bid.</p> <p data-bbox="284 1361 1214 1467">In the Internal Town Deal Board a budget shortfall of £1.05mill was confirmed for the project. The Internal Board agreed NCC would invest £150k into the project to enhance the building asset.</p> <p data-bbox="284 1507 1203 1657">SC explained that a virement between projects would be a suitable option to cover the additional funding requirements. It was proposed that this was covered through a virement from the Revolving Fund.</p> <p data-bbox="284 1697 1211 1982">GN discussed risks associated with a virement from the Revolving Fund and explained that the Revolving Fund is being successful in moving sites forward in conjunction with the current site owners, therefore the anticipate spend is reducing as the programme progresses. GN explained that we need to ensure we use the DLUHC funding efficiently and a Virement from the Revolving Fund means we are ensuring we can deliver all 8 projects as planned.</p>	

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	<p>CSt enquired if the money would favour one bid and not the other. It was explained we will re-tender, explaining to the applicants we will be adding additional works and funding. This would allow them to re-submit. The original tender scope is not being changed, we are increasing the scope of works to deliver the additional fit out requirements with a budget increase to reflect the additional work.</p> <p>A query was raised about what happens if we do not go ahead with the tender. SC explained that this may impact reputation as Towns Fund money would have to be returned to DLUHC, and it would leave the building empty resulting in the council required to provide additional funding to bring the building up to standard.</p> <p>SS stated that there has been a change in tech businesses in Norwich and it is growing, therefore there is demand.</p> <p>CSa stated there is a group of businesses helping with the delivery of the Digital Hub who remain keen in the project and recognise the importance. We have to show how important the building is for the sector throughout the project for it to be successful.</p> <p>SC confirmed NPLaw have looked at the project and recommended this short re-tender is done.</p> <p>The Board agreed to continue with the Digital Hub project.</p> <p>The Board approved the proposal to vire funding from the Revolving Fund into the Digital Hub to support the project.</p> <p>AD thanked GN and Norwich City Council for sponsoring investment from the council.</p>	
4	<p>Project Updates</p> <p><u>Public Realm</u></p> <p>Progressing well. Team are working hard.</p> <p>There have been slight issues with finding utilities in unexpected locations, and concrete where it should not be. Tarmac have been excellent working with us.</p> <p>We have appointed Greyfriars as Project Managers.</p> <p><u>The Halls</u></p>	

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	<p>Norwich City Council have put in funding to include maintenance and repairs for the Halls within the current project. This has now been included in the scope of work for the consultancy team. Therefore, we have one project, which includes the repair works.</p> <p>There has been an extension of the completion date to March 2025 and a change to the start on site to March/April 2024, due to the inclusion of the repair works.</p> <p>TB expressed concern from the cultural sector with regards to the project taking away business from other venues. There needs to be a discussion regarding the purpose of the building. Norwich City Council will take this on board. SC explained that the current proposal is for the same type of events to take place at The Halls but with enhanced customer experience.</p> <p><u>Revolving Fund</u></p> <p>The Revolving Fund team have completed the first site purchase via negotiation with the landowner.</p> <p>NCC will openly market the site we have purchased and notify potential developers. to the intention is to move the site on quickly.</p> <p>Negotiations are continuing with further site owners.</p>	
5	<p>Update on funding streams into the city</p> <p>ET provided update on funding streams.</p> <p>We have been made aware of a potential visit from DLUHC in July.</p>	
6	<p>AOB</p> <p>None</p>	

Next Meetings

Monday 31 July – 2.30pm

Monday 25 September – 2pm

Monday 30 October – 10am