

Margate



RENEWAL PARTNERSHIP

Friday 9th March 2007
Margate Media Centre

Board Minutes

Pam Alexander	SEEDA
Allert Riepma	SEEDA
Chris Moore	SEEDA
Simon Bandy	English Partnerships
Sarah Pooley	CB Richard Ellis
Sam Thomas	TDC
Derek Harding	Margate Renewal Partnership
Susan Priest	SEEDA
Anne Knight	SEEDA
Cllr Robert Bayford	TDC
John Bunnett	TDC
Richard Samuel	TDC
Elizabeth Gilmore	Arts Council
Victoria Pomery	Turner Contemporary
Amanda Honey	KCC
Pete Raine	KCC
Keith MacKenney	KCC
Cllr Roger Gough	KCC
George Chandler	KCC
Clair Fisher	GOSE
Tahnee Wright	SEEDA
Carla Wenham	TDC (in part)
Sally Holloway	SEEDA (minuting)

Apologies : Richard Russell – Arts Council
 Sheena Vick – Heritage Lottery Fund
 Andrew Brown – English Heritage
 Trevor Beatie

Guests

Guy Holloway – CTM Architects, Tim Marshall – CTM Architects.

Welcome PA formally welcomed Clair Fisher who will be GOSE representative taking over from John Hayward

1. Minutes and matters arising

1st December 2007

- All action points dealt with on today's agenda.

9th February 2007

- VP had raised some detailed points via email. SH to amend minutes accordingly.
- PA noted the Action Points table and asked for a commentary on progress.

2. Programme Director's Report

- DH introduced the report and highlighted some key points. The Commons Select Committee Coastal Towns report had been produced. DH circulated a note summarising the key recommendations and conclusions. The Board asked DH to produce a report which will form the basis of a formal response. (Board comments to be provided via email).
- DH highlighted the recent increase in national publicity and circulated copies of local and national press features.
- SP asked about the implications of the conditions of the Objective 2 programme related to KCC match funding. DH explained that an agreement had been reached with GOSE which allows us to proceed. KM explained that the KCC match was related to the de-dualling of Fort Hill. Funding needed to be secured and an economic case made to secure the funding. Donaldsons have been appointed to advise on the value of the additional development land which could provide the resources for the project.

3. Turner Contemporary

Amanda Honey introduced the agenda item.

- AH explained that the report was not intended to provide a detailed analysis of the business plan. The report is an overview of the process, the key issues that have arisen and the critical stages in the process. AH tabled an update on the Business Case which set out key assumptions on visitor numbers, jobs, income and construction costs. VP explained that these are based on case studies of similar galleries.
- LG stated that the Arts Council would like to see an overview of the Governance and ownership of the Gallery, potential outputs and risk assessment frameworks; LG also asked if KCC were going to underwrite the capital and revenue costs?
- SEEDA have requested sight of the fundraising strategy as it will be in direct competition with other fundraising schemes, especially in this part of Kent.
- Comparing the outputs particularly in relation to jobs with the previous project the numbers are lower than the previous scheme, it looks like the impact is scaled down. On a positive when the previous Turner Contemporary project was proposed the Margate Renewal Partnership was not in existence and there was no Objective 2 funding available. This needs to be factored into the figures. SEEDA will need to see and understand these and also the added impact of the works on the Rendezvous site.

- SEEDA and the Arts Council will continue with a joint appraisal for funding.

VP explained that the response from the recent public consultation was generally positive. Most people expressed that they were keen to see the next stage on the 18th June which is the next public consultation.

VP stated that this was a draft report and was not to be disseminated any further than the Board at this present time.

Action:

- **SEEDA to arrange for their Board members/ACE Board Members to visit Margate during June – informal meeting only to give a flavour of the project.**
- **EG to give PA names of her Board for PA to fully engage with.**

4. Economic Priorities

Anne Knight from SEEDA introduced the update following the presentation at the December Board. Board were asked to support the top 3 economic priorities outlined in the Board report, namely:

- Attracting quality employment opportunities to Thanet development sites via (a) inward investment (b) supporting indigenous growth.
- Sectoral support for:
 - the marine sector in Thanet, utilising the new marine post being supported by EKP/SEEDA
 - the aviation sector primarily at central island, including development of supply-chain linkages
 - development of energy technologies cluster focused around maximising opportunities from off-shore wind projects
 - the creative/cultural industries, including visitor economy and tourism
- Employability to be supported as a cross cutting issue including support for increasing higher level skills in these priority sectors and basic levels skills to improve the employment prospects of both young people and returners.

The next steps are now for Thanet District Council to take through to their Cabinet for approval and adoption. Following this an economic action plan is to be drafted with the inclusion of links to the Kent LAA, Kent PSB and a sub-regional approach.

The Board supported this approach.

Action:

- **JB to take forward to cabinet and report back on progress**

5. Traffic Study Phase 2

George Chandler, Regeneration Project Manager from KCC led the Parking, Access and Movement Strategy. GC asked that the Board report be taken as read, although the slides (attached) contained updated information.

The main outcome of the presentation was that the removal of several key areas of parking from Margate will result in a big impact not only on residential parking but also commercial parking. This will also have revenue implications for TDC.

An interim report will be available to the June Board and funding is required to conduct a weekend survey to look at supply and demand, origins and destination. GC currently has a bid in with KCC for £35k. The costs are high due to the size of the area to be surveyed. It was agreed that the area should be widened to include the Victoria Traffic lights and the QEQM area, this is where problems will begin to arise as a result of any problems within the centre of Margate.

GC not concerned at the lack of parking at the Turner Contemporary however additional visitor parking should be accommodated elsewhere. This will encourage movement through the town and increase the dwell factor.

The Board expressed the urgency of this work particularly in relation to progressing the larger projects such as Turner and Dreamland. It will be important to have a clear idea of the parking plan before the next public meeting on Turner on 18th June.

Actions:

- **GC to speak to PR regarding funding**
- **Interim report to be presented to the June Board**

6. Dreamland/Arlington Development Brief

Simon Bandy, English Partnerships introduced the item and gave a presentation on the options outlined in the paper. SB reminded the Board of the purpose and importance of the brief - to provide supplementary planning guidance, to defend against any planning applications and support CPO activity.

Following the presentation (attached) a broad range discussion took place with the following key points raised:

- The development of Dreamland/Arlington should be taken forward with the inclusion of Marine Terrace.
- The brief needs to be flexible in its approaches.
- The delivery elements of the brief need to be worked up to underpin the brief.
- Ensure the brief is commercially viable.

The Board then discussed the 5 questions raised during within the presentation slides with the following outcomes:

- Wet leisure provision or lido is not required on the site.
- Marine Terrace and the refurbished cinema to be included in the brief.
- Sustainability and high environmental standards are very important and should also be factored in where possible.
- Concern was raised regarding the budget for the Link Road, at £1m it was felt that this may be an unrealistic figure.

Concern was raised about the concept of a heritage amusement park and alternative scenarios should be developed excluding this element.

Actions:

- **SB to starting to work up brief taking on board the different assumptions above**
- **SB to discuss with JB before the next meeting.**
- **An additional Board meeting to take place during May/April to look at these options – SH to provide Board members with date**

7. Marks and Spencer Building

Allert Riepma introduced the item and passed over to CTM Architects (Guy Hollaway and Tim Marshall) who gave the presentation (attached).

Following the presentation the Board discussed the conclusions met by the architects with the following issues raised:

- ACE raised concerns about the artists and the affect this would have on Turner Contemporary. The scheme raised some fundamental questions about the overall programme and our arts/cultural strategy.
- Need to ensure good communication with artistic community.
- Concern was raised about relocating the artists from CRATE/Limbo. AR and ST confirmed that they will be holding discussions with the artists.
- Was the retail demand in Margate sufficient enough to maintain or attract a quality retailer.
- More study is to be done into the floor plate to have a more flexible approach that could accommodate artists and less reliant on one large retailer.
- A food retailer would be a good option to incorporate.

Actions:

- **Further work to be taken to the April/May Board meeting**
- **Arts Council to be kept informed/involved in any future work**

8. Neighbourhood Renewal

Due to time constraints the presentation by Carla Wenham-Jones was deferred until June meeting. Handouts are attached to these minutes.

9. Draft Implementation Plan

DH introduced the work on the draft implementation plan, the document was sent separately to the Board papers. DH asked the Board for comments in writing by the end of March, these comments will then be discussed with the Officer Group.

DH highlighted the vision on Page 20 and has asked that Board Members also give the re-written vision consideration before the June meeting.

Action:

- **Board members to give DH comments on the Draft Implementation Plan by end of March**
- **Board members to also give consideration to the re-written vision before the June meeting.**

10. Progress Reports

DH took the Board through the progress reports and the proposed actions were agreed.

11. Operational Budget

DH presented the Board with a balanced budget for the next two years. The ERDF funding has enabled DH to recruit a Project Assistant and this recruitment has already started.

Going towards Year 4 there will be some funding issues namely a potential £30k deficit, although at this present time DH does not see this being problematic. The Board approved the budget and noted the proposed two new posts.

12. AOB

RS updated the Board regarding the potential acquisition of the Theatre Royal by TDC with help from ACE and KCC. This will be a big project to refurbish the Grade 1 listed theatre with HLF support.

Action:

SH to canvass Board Members for another date in April or May to take forward the Dreamland/Arlington brief and also the M&S redevelopment plans.