

Madeley Regeneration Partnership
Minutes of Management Committee 17th January 2017, 5.30 p.m.
Jubilee House

Present: Cllr Paul Watling (Chair)(PW), Linda Birtwhistle(LB), Cllr Rae Evans (RE), Cllr Gill Green (GG), Kath Howard (KH), Chun Bagry (CB), Tina Perkins (TP), Shandy Price (SP)(part) Rev. Alan Walden (AW)

In Attendance: Andy Rose (AR), Sergeant David Braid (DB), PC Rebecca James (RJ)

1. Apologies: None

2. Briefing from Sgt Braid (West Mercia Police)

Since the Police handed out Criminal Community Protection Notice Written Warnings that ban named individuals from being anti-social in the Town Centre, it appears that the situation has improved. These were delivered in September. It was acknowledged that all the individuals need to be referred to the appropriate authorities in case they wish to seek help and support.

AW reported that the Roc Café was now operating from St Michaels on Mondays and Fridays (5.30 – 6.30). Offers food & drink to vulnerable adults.

It is important to report any cases of Anti-Social Behaviour to the police.

The issue of traffic management in the Town Centre was then discussed. Comments from the public were reviewed. The main concerns appeared to be parking on the pavement (especially by Dominoes) and traffic speeds exceeding the 20MPH limit, especially at night time. AR reported that feedback from T & WC Highways was that 20 mph speed limits should generally be self-enforcing, i.e. the existing conditions of the road together with measures such as traffic calming or signing, publicity and information as part of the scheme, should lead to a mean traffic speed compliant with the speed limit. DB agreed that the matter would be investigated further with T & WC Highways, particularly in respect of publicising the scheme.

DB will also investigate parking in Station Terrace that is causing issues for some local residents.

Nothing further to report apart from a spate of car vandalism.

AR reports for information that 4 Speed Indicator Devices are being purchased by Madeley Town Council and T & WC. They will be rotated between 12 locations by the PET team on a 3 weekly cycle. To be installed in February.

Action points arising:

- DB will provide contact details for Partnership members to report back on any issues to Sgt Braid (phone number for use by Partnership members only is 01952 214681).
- DB will provide posters (copy attached). AR will install on the Notice Board by Tescos and any other suitable location.
- DB will investigate with T & WC Highways what can be done in terms of further action. This will include raising awareness of the 20 MPH limit by having a police presence with Speed guns and stopping and warning any drivers that are speeding.
- DB will investigate parking problems in Station Terrace
- AW to provide a poster to AR on the Roc Café for circulation

3. Minutes from the Last Meeting on Tuesday 20th September

Correction page 2. Should be KD Smith

The minutes were accepted and signed as a true record.

Under Matters Arising, AR reported that Ann Johnson was still looking for premises in Madeley. Let AR know if any new premises become available

4. Financial Report

It was noted that there had not been any further expenditure since the previous meeting.

5. Anstice Memorial Hall – Update

Councillors Paul Watling & Gill Green and Chun Bagry declared an interest as ACT trustees and did not vote on Anstice items. They were allowed to stay in the meeting but did not comment on the funding request.

AR gave a verbal update:

- The Hall is temporarily closed whilst a new boiler is being installed. This is scheduled to be completed by the beginning of March. No real option once the old boilers were declared unfit. Water system also drained to prevent burst pipes. To be funded by MTC.
- Proposed meeting of ACT members on the 26th January at Jubilee House. Opportunity to be briefed on progress. AR will check how members are being notified (AR later confirmed by email that invite to be sent out by ACT membership secretary).
- ACT events meeting next week to discuss future fundraising events. Possible launch of ballroom at end of March.
- ACT members are continuing to work with Rawlings Heffernan Consultancy Services Ltd to produce a business plan.

AR reported that work had commenced on the preparation of a Stage 1 HLF bid. It is hoped to submit the application in May. A briefing has been held with HLF & Architectural Heritage Fund staff to get a better understanding of what needs to be submitted as part of the stage 1 application.

One area where further feasibility work needs to be done is on the costing of the preferred scheme. The Options Appraisal only includes a rough estimate of £1.6 million for the capital works. This has not been broken down into work items so it is still unclear if a full restoration can be achieved or if certain items need to be cut from the scheme.

The Architects have recommended that a Quantity Surveyor (QS) with Heritage experience is employed to work up a more accurate figure, as well as work up a draft programme and risk register for the delivery stage. This is important as HLF expect a draft cost plan to be submitted at stage 1 and will not want to see much variation from this figure at stage 2 once the detailed plans are prepared.

The QS will be asked to provide an initial budget estimate of option 1b to be established, including by reference to cost data from similar/previous heritage projects. The costs included in the estimate will then need to be broken down into two work packages A and B (see below), with sufficient detail being provided within these packages to allow a comparison between several courses of action, including an assessment of affordability of potential high cost components within these packages.

The two Work Packages that have been identified are:-

A) Extra conservation work that involves the demolition of heritage detractors and the reinstatement of original features, such as the chimneys.

B) Construction of the gallery/atrium and the roof terrace/wc's at second floor level. If a decision is taken not to install the roof terrace, it might also be possible to reduce costs by only taking the new lift/stairs up to the first floor.

An arrangement has also been made with PCPT architects to be available to act in an advisory capacity should the QS require any clarification on any matters relating to the Options Appraisal. This will be based on a time charge to be agreed.

The actual cost will not be known until quotes are returned but based upon advice from another QS, it is recommended that £15,000 is earmarked towards any technical work needed for the stage 1 application.

There was a general discussion about the level of investment going into the Anstice and some concern that it might be at the expense of other local projects.

RE stressed that this project was based upon an unprecedented level of support from the local community who wished to see the building retained in community usage and it should be a top priority for the Partnership.

AR pointed out that all £50,000 buildings pot had been originally earmarked to Lumley Hall. The Anstice has a much stronger case for support. Support for the Anstice at this stage is critical if HLF funding is going to be secured in the long term.

Resolved

That a sum of £15,000 is earmarked for consultancy work that is required to provide technical information for the stage 1 HLF application. Any specific expenditure on consultants from this budget will need to be agreed by the Partnership.

6. Highway Works – Update

6.1 Park Avenue – Update

As the landowners were not prepared to offer any funding, it is suggested that only a minimal scheme should be done by the PET team.

6.2 Russell Square refurbishment scheme

Planting is now completed.

6. Profile Schemes

6.1 Madeley on the Map Website

No report.

7. Any Other Business

AW raised a concern about the decline in the Fletcher Methodist church since it became empty.

PW was willing to write to the Methodist church to see if any support could be given to find new uses/tenants.

AR reported that a briefing on the Madeley Court site had been circulated ahead of the meeting. It was agreed that the issue of pedestrian links between the Lidl store and the centre needs to be kept under review. May be able to fund better signage. It was suggested that thought should also be given to additional boundary signs to promote the Centre such as along Legges Way.

AR reported that WHT had submitted a planning application for the redevelopment of their flats site in Oak Close (35 houses/bungalows)
PW reported that planning permission had been granted for a hand car wash on the Severn Valley Motorsport site on Ironbridge Road.

8. Dates for Future Meetings

The AGM will be held at 5.30 p.m. on Tuesday 14th March 2017 at Jubilee House.

There being no further business the meeting closed at 7.15 p.m.

Signed.....
(Chair)

Dated.....