

Time Commenced – 6:00 pm  
Time Finished – 8.10pm

## **Regeneration and Housing Scrutiny Review Board**

**18 January 2022**

Present: Councillor Evans (Chair)  
Councillors Grimadell, Pandey and West

In Attendance: Verna Bayliss – Director of Planning and Transportation  
Catherine Williams – Head of Regeneration and Major Projects  
Lincoln Smithers – Head of Engineering  
Phill Massey – Group Engineer  
Heather Greenan – Director of Policy, Insight and Communications  
Caroline Allen – Assurance Lead

### **15/21 Apologies for Absence**

Apologies for absence were received from Councillors Ingall and S Khan.

### **16/21 Late Items**

There were no late items

### **17/21 Declarations of Interest**

There were no declarations of interest.

### **18/21 Minutes of the meeting held on 19 October 2021**

The minutes of the meeting held on 19 October 2021 were agreed as a correct record.

Councillor West asked for an update on minute no 13/21 Remit Work Programme and Topic Reviews in relation to the request for an additional meeting of the Board to allow items to be considered during the current Municipal Year. It was agreed to arrange an additional meeting of the Board in late February 2022.

### **20/21 A52 Wyvern Transport Improvements Scheme – Lessons Learnt**

The Board considered a report of the Strategic Director of Communities and Place which set out the detailed lessons learnt derived from the A52 Wyvern Transport Improvements Scheme and evidence of assurance in place following the corporate response.

The project significantly changed the ways projects are now managed. A number of actions were carried out to improve the projects governance and control arrangements, both within the project structure and the wider organisation details of which were set out in paragraph 4.8 of the report.

The Council has continued to build on this progress implementing significant improvements in how projects and programmes are managed, particularly in response to the corporate recommendations. A summary of the improvements were set out in paragraph 4.9 of the report.

Areas of focus included, project capacity, retention of procurement documentation, progress and performance reports and document management. The project team learning was detailed in paragraph 4.12 of the report. From this, five key areas were identified that could improve delivery of future projects, one team approach, improve governance, support and organisational learning, suitable and sufficient resource, promotion of effective Early Contractor Involvement (ECI) and adoption of Building Information Modelling (BIM) approach.

A Member of the Board thanked the officers for bringing the report to the meeting and all the work undertaken, whilst the report had been delayed it was appreciated that the report could not have been considered much earlier due to gathering the information. She asked if the risks presented and findings would help manage major projects going forward.

Heather Greenan explained that the control environment was in a much better place with significant improvements having been made. A huge amount of work had been completed and it had taken time to make sure that everything was correct. Key elements of project were reviewed before moving to the next stage and there was better oversight and sharing of critical learning. The project remained on the Strategic Risk Register but there was confidence that things had improved.

Caroline Allen, Assurance Lead, explained that there had been a set of lessons learnt both generically that could be applied to all project but also specifically to this project. Controls, governance and confidence had been improved and the information was being made available across the Council. She was working with people to make sure that they knew the risks were important and that management plans were in place.

A Member of the Board wanted the Boards thanks to everyone involved to be recorded, this had been a huge piece of work and was not just about the A52 project but the findings would inform projects going forward to make sure that similar problems don't occur in the future.

The Chair also thanked everyone for the work involved and the important lessons learnt.

A Member of the Board asked about what measures were in place before the A52 project issues. It was reported that there were elements of project control but they were not sufficient as detailed in the audit report.

**Resolved to note the report and thank all those involved in the project.**

## 21/21 City Centre Regeneration Update

The Board received a presentation which gave an update on regeneration of the city centre. The presentation included reinventing the city centre, what was already happening and what would be happening over the short, medium and long term.

The City Centre needed to adapt if it was to survive. The Derby City Centre Plan would provide a long-term vision for the transformation of the city centre – but would need to be part of a suite of interventions, would be used to draw up statutory planning policies and would carry some weight in determining planning applications. The aim was to instil confidence, competitiveness, civic pride. It needed to be flexible/adaptable and co-owned with partners.

Before thinking about longer transformation, it was useful to review what projects were already committed or were in the pipeline to inform where the plan could build on successes and add value.

Short term included: community safety; culture and arts projects and commercial and vacant properties.

Medium Term included committed projects such as, the Market Hall; Eastern Gateway; Transforming Cities Fund; Becketwell; Our City Our River (OCOR); Cultural Heart Masterplan and Derby Museum Masterplan; University of Derby City Hub Masterplan; Castleward and the Nightingale Quarter.

Long Term included the Derby City Centre Plan and longer term transformation. The headline issues were transformational change; 'whole place' experience; properly managed and curated; tackling the visually unattractive and unsafe; celebrating our built heritage and creating more green and blue spaces.

Emerging Ideas (Principles) included: residential; greening and blue infrastructure; public realm mobility; intensification; University; rail station; linking key assets; office quarter and new attractors.

A Member of the Board asked what area defined the city centre and how many Public Protection Officers (PPO's) were employed.

Agreed to provide a map with the city centre defined and a breakdown of the PPO resource available.

He also referred to the problems on St Peter's Street with anti social behaviour and the state of the Joseph Wright House, (Queen Street) and what could be done about both issues.

He asked why the city didn't have a University Quarter and stated that the University were keen to have one and the Council should meet with the University to move this forward.

It was reported that there were 2 new PPO's who would identify areas of challenge alongside the BID rangers and that the PPO's would have enforcement capacity that the BID rangers didn't have.

The Board Member stated that he would like to see signs up to define a University Quarter so that the area could be identified.

It was reported that the Joseph Wright house was in private ownership not public ownership. There were no known current plans for the property.

A Member of the Board stated that he liked the plans for regenerating the city centre and that the improvements would help to give people a reason to visit Derby. Use of the river and the development of green space was welcomed. There was a lot of history and architecture in the city that needed to be celebrated.

In relation to the Christmas offer in the city, it was suggested that the Council look to other cities to see what they were offering and get ideas to improve the offer in Derby.

A Member of the Board asked about plans for a replacement for the Derby Loves You venue and referred to concerns about the effect of the venue on Remembrance Day events. She asked about how residents were informed about what was happening in the city centre.

It was reported that events were part of a partnership arrangement and there were a range on ways of communicating events, including social media and leaflets.

A Member of the Board asked if data would be made available to the public and community groups in relation to empty properties to encourage businesses to take on empty properties.

It was reported that there was no plan to make the data public but the Council would always work with anyone interested in occupying empty premises. Marketing Derby also worked with people on a demand basis to match properties to businesses and encourage landlords to upgrade properties and let them for meanwhile uses. An example of the former Barclays building on the Corn Market was given, a planning application had been received to repurpose the building.

A Member of the Board asked if there were any works planned for Sadler Gate.

It was reported that various funding schemes had been used to regenerate buildings but many of the funds had now been exhausted. Further funding opportunities were always being sought.

A Member of the Board asked about working with bus companies.

It was reported that there were on going discussions with the current operators to help people to switch transport modes but services needed to be fast and reliable to encourage people to change.

A Member of the Board asked for an update on the position with the Becketwell project and the Padley Centre relocation.

An update of the latest position was given which included the conditions that needed to be met to go ahead. Planning consent had been approved, land acquisition was being undertaken, the temporary home for the Padley Centre was progressing, an operator had been identified and the lease agreement was being negotiated.

A Member of the Board asked about the Assembly Rooms and the potential relocation of the Derby Theatre, what would happen to the current building if the theatre relocated, what was happening with the Assembly Rooms car park and Guildhall Theatre.

It was reported that the existing Derby Theatre building was owned by Cale Street (the owners of the Derbion Centre) and it was not known if there were if there were any plans currently. The Assembly Rooms car park was included on the demolition plans for the Assembly Rooms. In relation to the Guildhall Theatre, the officer agreed to come back to Board Members with this information.

A Member of the Board asked in relation to tourism if there was any funding for Quad, Derby Museum and Deda for them to put on events to bring people into the city centre.

It was reported that the Government had provided some funding to pass on to businesses.

A Member of the Board asked how much of the regeneration plan was dependent upon being short listed for the city of culture 2025 bid. It was reported that all the schemes in the short to medium term plan were happening anyway and were not dependent upon being short listed. It was all part of the story, which if successful, could be built upon.

The Chair referred to sustainability and that integrated transport was key to success. He referred to how vibrant the city centre used to be and the fact that many big shops were no longer in Derby. He believed that if the circumstances were right then companies and businesses could be attracted back or into Derby. He also stated that consideration should be given to car parking. He said that consideration should be given to advertising events on leaflets that could be delivered by the refuse collection staff. There were some jewels in Derby's crown with buildings and businesses that leave a legacy for the city, these included such as, heritage, the Roundhouse, air industry, Joseph Wright and Smiths clocks etc.

It was reported that Members would be given the opportunity to feed into any consultation on regeneration of the city centre.

**Resolved to note the report.**

## 22/21      Remit, Work Programme and Topic Reviews

The Board considered a report which allowed the Board to study its Terms of Reference and Remit for the Municipal Year. The report also allowed officers to inform the Board of any key work areas, issues or potential topic review subjects within the service areas for discussion or inclusion in the work programme.

It was noted that there were a number of outstanding items on the work programme which still needed to be considered and no progress had been made on the topic review.

### **Resolved**

- 1. To note the work programme for 2021/22.**
- 2. To arrange an additional meeting of the Board to consider outstanding items on the work programme.**
- 3. To consider Homelessness – risks, future policy and approach and Marketing Derby Update at the additional meeting.**
- 4. To consider Moorways Update and HS2 Update at the meeting in March 2022.**
- 5. To consider the Our City Our River Project jointly with the Corporate Services Scrutiny Board.**
- 6. To consider the Climate Change item jointly with other Scrutiny Boards.**

## 23/21      Items Referred from the Executive Scrutiny Board

The Board considered a recommendation from the Executive Scrutiny Board on Performance Plan 2021/22. It was noted that performance items would be added to the work programme as and when appropriate.

**Resolved to note that items would be added to the work programme as and when appropriate.**

MINUTES END