

<b>8 December 2020</b>		<b>ITEM: 10</b>
<b>Planning, Transport, Regeneration Overview and Scrutiny Committee</b>		
<b>Tilbury Town Investment Plan</b>		
<b>Wards and communities affected:</b> Tilbury Riverside and Thurrock Park, Tilbury and St Chads	<b>Key Decision:</b> N/A	
<b>Report of:</b> Rebecca Ellsmore, Projects and Programmes Manager, Place Delivery		
<b>Accountable Assistant Director:</b> David Moore, Assistant Director of Place Delivery		
<b>Accountable Director:</b> Andy Millard, Director of Place		
<b>This report is Public</b>		

## **Executive Summary**

In November 2019, Government published its prospectus for the Towns Fund, a £3.6 billion fund to provide investment in 101 towns. The focus of the Towns Fund is to drive economic regeneration in those towns and to deliver long term economic and productive growth through urban regeneration, planning and land use, skills and enterprise, and transport and digital connectivity. Towns have to develop and submit a Town Investment Plan (TIP) in order to apply for the funding.

Tilbury was selected as one of the areas to benefit and to be given the opportunity to secure up to £25million from the fund.

The prospectus emphasised that growth should be driven by local communities through a Town Board with a private sector chair and representation from stakeholders. The Tilbury Town Fund Board was established in January 2020 and is chaired by Peter Ward, Commercial Director of Port of Tilbury. The Town Board is responsible for preparing the Town Investment Plan for the two Tilbury wards which will be the basis for the submission to secure funding from the Towns Fund.

### **1. Recommendation(s)**

**Members of Planning, Transport, and Regeneration Committee are asked to:-**

- 1.1 note the work of the Town Board in progressing the Town Investment Plan.**

- 1.2 **note the intention to submit a Town Investment Plan, based on the ongoing stakeholder engagement and indicative projects described in this report.**
- 1.3 **note that further reports will be submitted at a later date with details of projects prior to completion of a Town Deal with Government.**

## **2. Introduction and Background**

- 2.1 In November 2019, Government published its prospectus for the Towns Fund, a £3.6 billion fund to drive economic growth in 101 selected towns. The Tilbury wards were included and the decision was taken by the Tilbury Town Board to focus primarily on Tilbury Station Gateway, Civic Square and Tilbury Riverside.
- 2.2 The selected towns were required to establish a Town Board with a business sector chair and representation from local stakeholders to enable the community to be the driving force behind the transformative economic change required under the prospectus. The Tilbury Town Board held its first meeting in January 2020 when it appointed Peter Ward of Port of Tilbury as its chair. It agreed Terms of Reference and Terms of Governance and started preparations for the Tilbury Town Investment Plan. The Tilbury Town Board received an initial grant of £140,000 to support the establishment of the Board and preparation of the TIP.
- 2.3 The full membership of the board is identified in the Appendix and reflects the requirements set out in the prospectus. Also listed in the Appendix is the membership of an Advisory Group established by the Board to support its activities and broaden the representation of local stakeholders.
- 2.4 In June 2020, Government published further guidance on the fund and the preparation of TIPs. In summary;
  - a. the Town Board are to lead the production of an evidence based TIP
  - b. the TIP needs to demonstrate Stakeholder engagement, and that local communities have driven the TIP.
  - c. the TIP is to provide a plan for transformative economic change focussing on seven investment themes (Local transport, Urban regeneration planning and land use, arts culture and heritage, skills, Enterprise, or 'other').
  - d. the funding mix is expected to be 95% capital:5% revenue.
  - e. the principles on which the TIP is to be based include securing long term sustainable economic growth, analysis of the area, clean growth, and alignment with other funding
- 2.5 The Tilbury Town Board has agreed to submit a bid in Cohort 3, which means the TIP has to be submitted by 29th January 2021. Following approval of the TIP, the Town Board will be invited to submit Full Business Cases for each

approved project. The Town Board and the Council will then be expected to sign a Town Deal with Government for funding and delivery based on all successful business cases.

- 2.6 Tilbury has already received a grant of £500,000 through the Accelerated Towns Fund, to support initial projects that can be delivered by the end of March 2021. The projects agreed by the Town Board for this funding are essential items for the Youth Centre, demolition of the Old Fire Station, match-funding to support the CLLD shopfront improvement or business support schemes, establishing a hub for information and consultation, and the installation of an outdoor gym, fitness trail and other green space improvements.

### **3. Issues, Options and Analysis of Options**

#### Stakeholder engagement

- 3.1 Regeneration plans for Tilbury have been the subject of several consultations over recent years including;
- a. 2017: Tilbury Development Framework
  - b. 2018: Tilbury Masterplan
  - c. 2018: Resident Consultation for Tilbury IMC
  - d. 2019: Resident Consultation Brennan Road
- 3.2 Each of these consultations has raised similar issues and suggestions for improvement include:
- a. improvements to the town centre (current offer is seen as limited and low value retail offer.
  - b. more social, community and leisure facilities.
  - c. development of a better evening economy.
  - d. a desire for more investment in Youth in Tilbury and requests for a youth facility.
  - e. do more with the riverside including leisure, heritage and open space facilities.
  - f. more places to eat and drink.
  - g. a river bus service.
  - h. provision of a wider range of activities in the Civic Square.
- 3.3 The consultations have also raised “operational” issues including anti-social behaviours and crime, insufficient policing, poor and untidy public places and vacant buildings.
- 3.4 Further detailed consultation is also taking place with members of the Tilbury Advisory Group (TAG), to support the work of the Towns Fund Board. The TAG includes local businesses and representative groups from the local community, and currently includes 35 resident, business and community groups and stakeholders. The TAG group has been involved in three visioning sessions to date, although these were held online Teams meetings, due to the constraints of the COVID pandemic.

- 3.5 The #MyTowns web site was set up by the Government to help engagement with local residents over the Towns Fund programme and it provides a facility for people to provide their comments on what needs to be done to improve Tilbury. At the time of writing there had been over 20 suggestions and 273 further comments relating to Tilbury. Comments relevant to Tilbury reflect the comments from all the recent consultation events summarised above.
- 3.6 The Town Board has formed a Communications Group, with membership from the Board, supported by the Council's Regeneration and Communications teams. Details of the Town Board are provided on the Council's web site including links to the #MyTowns web site. The Town Board Communications Group has established its own web site including an on-going survey and 'comments' facility to enable comments, opinions and suggestions to be provided directly to the Board and feed into the on-going development of projects. The website URL is <http://tilburytownfund.co.uk/>.
- 3.7 The Town Board Communications Group has prepared an engagement strategy to support development of the TIP and to provide ongoing support for project development. The TIP will include a commitment to continually engage with local communities on the Town Boards developing plans and individual projects, and the website will be a key vehicle in maintaining dialogue with local residents.

#### TIP Projects

- 3.8 Building on the consultation undertaken to date, the Board has identified a number of areas for focus, themed around Tilbury's "Hub, Heart and Heritage". The projects are planned to:-
- a. complement schemes that are underway (such as Tilbury's Integrated Medical Centre), with a proposal to enhance the BREAAAM rating of the building to BREAAAM outstanding, improve the public realm and provide an outdoor community space.
  - b. reflect issues raised in public engagement; and
  - c. concentrate on schemes that require capital funding, as the Towns Fund is 95% Capital and only 5% revenue.
- 3.9 The Board has identified the following priorities for the Town Investment Plan under the three themes of Tilbury's "Hub, Heart and Heritage":-

#### Hub:-

- a. Station Gateway (both Town side and Port Side) - enhancing the links between the riverfront and the town centre and improving the area around the Tilbury train station.
- b. Improving the public spaces and including enhanced digital connectivity, smart signage, and facilities to support a range of cultural events and activities.

Heart:-

- c. Civic Square – inclusion of a youth facility, community facility and community spaces while rationalising the best use of the Civic Square and the properties around it while leaving options open for land acquisition, mergers and demolition.
- d. Parks – improvements to the open spaces for community space and leisure use.
- e. Tilbury Integrated Medical Centre - improvements to bring the building up to BREEAM outstanding, to act as a beacon for the standards of development expected in the town. The improvement of the external public realm to provide a welcoming public realm area available for community use.

Heritage

- f. Tilbury Riverside Station – using match funding with HLF to promote the heritage value of the Tilbury Riverside Station (within the Cruise Terminal) and opening this up to the public to promote the heritage offer along the river.
- g. Two Forts Way – enhancing the public path with interpretation and path enhancements along the Thames to the Two Forts way and providing the heritage link between Tilbury Fort to Coalhouse Fort.
- h. Cruise Terminal – promoting the heritage offer of this site increasing the offer along the Thames to attract residents and visitors.
- i. Extending the River Front pier to include a provision for a Thames Clipper service.
- j. Making the Tilbury Beach area more accessible by maintaining and enhancing the river front area with the potential inclusion of sculptures or art work linked to Queen Elizabeth 1 and Windrush.

#### **4. Reasons for Recommendation**

- 4.1 The Towns Fund and the development of Town Investment Plan by the Tilbury Town Board provide an exciting opportunity to secure much needed funding to address long standing issues and opportunities that should enhance the chances for the successful regeneration of Tilbury. This will also contribute to many of the Council's priorities, as outlined in section 6 below.

#### **5. Consultation (including Overview and Scrutiny, if applicable)**

- 5.1 Consultation with residents has been held through Stakeholder workshops and the #MyTowns web site, as summarised elsewhere in this report. The Stakeholder engagement plan will include provision for ongoing engagement through the Town Board Web site and bespoke engagement on projects as they are developed. Further specific engagement events have also been held to engage with younger people in Tilbury.
- 5.2 All local Ward Councillors were also invited to take part in the Visioning workshops for the TAG group, in addition to being consulted individually by Chair of the Tilbury Towns Fund Board.

## **6. Impact on corporate policies, priorities, performance and community impact**

- 6.1 The Thurrock Local Plan and Economic Growth Strategy identify Tilbury as a Growth Hub where economic regeneration and housing growth are to be focussed. The Thurrock Transport Strategy supports improvements of the transport interchange at Tilbury Station including the quality of the public realm, and delivering improved and safer accessibility. The emerging digital strategy supports enhancements in Digital connectivity.
- 6.2 The emerging priorities and schemes in the TIP are consistent with the Council's strategies and priorities, provide a means for close community engagement, and importantly provide a vehicle for securing funds to support delivery.

## **7. Implications**

### **7.1 Financial**

Implications verified by: **Mark Terry**  
**Senior Financial Accountant**

The TIP submission will, if successful, provide between £25-50 million of funding for projects in Tilbury Town Centre. Financial implications for the Council will be assessed fully as the projects are developed.

While the majority of the capital costs associated with this will be funded from the Towns Fund, there are likely to be associated revenue financial impacts for the Council to manage. This will be clarified as projects progress at the Full Business Case stage.

### **7.2 Legal**

Implications verified by: **Ian Hunt**  
**Assistant Director of Law and Governance & Monitoring Officer**

The Town Investment Plan is a necessary stage in securing a Town Deal with Government and up to £25million. The Council would be the accountable body holding funds received on behalf of the Town Board. The TIP is 'owned' by the Town Board and the Government prospectus identifies the Board as an advisory group to the Council. Currently the Board has no direct formal legal status and the Council will be the accountable body for funding. During the next stages of producing Full Business Cases and ultimately signing a Town Deal, the Council will need to ensure that its governance processes have been complied with and that it accepts obligations for funding and support, land holdings, and maintenance implications of projects to be funded, there will also need to be a full understanding of risk and the arrangements which

will be needed to deliver the business case. This process will need to be subject to separate decision making at the appropriate time.

### 7.3 Diversity and Equality

Implications verified by: **Natalie Smith**  
**Strategic Lead: Community Development and Equalities**

The Town Board and its Advisory Group include a full range of representation of stakeholders. The Advisory Group is open to others to join. Stakeholder engagement has built on existing engagement exercises carried out in Tilbury over recent years.

As part of the process of developing the TIP, the Council and the Towns Board have carried out extensive community engagement.

The Town Board has committed to ongoing engagement through the process for submission and project development. The TIP will include different projects, each of which will require a community equality impact assessment. The TIP engagement plan will seek to ensure that proposals understand and, where possible, improve equality and diversity.

### 7.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

- None

### 8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- Government Town Deal Prospectus and guidance
  - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/924503/20191031\\_Towns\\_Fund\\_prospectus.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/924503/20191031_Towns_Fund_prospectus.pdf)
  - <https://www.gov.uk/government/publications/towns-fund-further-guidance>

### 9. Appendices to the report

- Appendix 1 - List of Board and Advisory Group membership

#### Report Author:

Rebecca Ellsmore  
Projects and Programmes Manager

## APPENDIX 1

### List of Tilbury Town Board Members and Advisory Group Members

---

#### 1. Tilbury Towns Fund Board Members

Port of Tilbury - Peter Ward; CHAIR  
Local MP – Jackie Doyle Price: VICE CHAIR  
Portfolio Holder - Cllr M Coxshall  
Local Councillor - Cllr A Mayes  
SELEP - Adam Bryan  
Tilbury on Thames Trust - Lucy Harris  
CLLD/Port of Tilbury - Simon Harper  
One Community – Yewande Kannike

#### 2 Tilbury Towns Fund Advisory Group

Group Name	Chair/Representative
NWES	Stephanie Hodgkin
Job Centre Plus	Leisa Lovatt-Pasterfield
Tilbury Hub/Forum	Vince Offord, Carol Purser
Gateway Academy	Kevin Sadler
Thurrock Community & Volunteer Service	Jacqui Payne, Kristina Jackson
Thames Clipper	Geoff Symonds
Sport England	Roy Warren (Stepped Down)
Public Health	Sue Bradish
Environment Agency	Phillip Spearman
Kind&Co	Tony Battle
633 Daisy Squad	Carol Purser
Tilbury Football Club	Lee Upton
Coalhouse Fort Voluntary Gp Representatives	Martin Clift, Kevin Diver
Katie Beadle	Katie Beadle
BATA Representative	Mike Tarbard
Tilbury Riverside Project	Annie O'Brien
Tilbury St Chads Ward Councillor	Councillor John Allen
Tilbury St. Chads Ward Councillor	Councillor Steve Liddiard
East Tilbury Ward Councillor	Councillor Fraser Massey
East Tilbury Ward Councillor	Councillor Sue Sammons
Tilbury Riverside & Thurrock Park Ward Cllr	Councillor Bukky Okunade
C2C	Ben Martin
Dean Turner	TMA
Ben Pearce	Local business man and resident
Local Police - Secure by Design	Michael Armstrong
Local Designing out Crime	Alan Twine