

**MINUTES** of a meeting of the **D2N2 INFRASTRUCTURE AND INVESTMENT BOARD** held on 27 October 2016 at County Hall, Matlock

**PRESENT**

Councillor A Western (Derbyshire CC)  
(in the Chair)

Councillors D Collins (Derbyshire CC), C Corbett (Erewash BC), D Davis (Ashfield DC), K Greaves (Nottinghamshire CC), J Hollingsworth (Gedling BC), M Rawson (Derby CC) and A Syrett (Bolsover DC) and P Gadsby (D2N2 LEP) and D Ralph (D2N2 LEP).

Also in Attendance – M Ashworth (Derbyshire CC), C Cooper-Smith (Ashfield DC), T Goshawk (D2N2 LEP), D Gartside (Derby City Council), R Kaur (Highways England), S Powell (Erewash BC), J Seymour (Derbyshire CC), K Sharman (Nottinghamshire CC), W Sutton (Derbyshire CC), D Swain (NE Derbyshire and Bolsover DCs), A Westray-Chapman (NE Derbyshire and Bolsover DCs), S Wainwright (Derbyshire CC), V Wheelwright (BEIS) and R Williams (Nottingham City Council).

Promoters – Councillor D Davis and C Cooper-Smith (Ada Lovelace), N Lax, A Hayes, R Braid and P Mercer (Tudor Close, Bolsover) and D Browning and A Everitt (Medicity)

Apologies for absence were submitted on behalf of R Banwait (Derby CC), J Collins (Nottingham CC), J Clarke (Gedling BC), C Henning (Nottingham CC), N McDonald (Nottingham City Council), D Meale (Nottinghamshire CC) and P Richardson (D2N2 LEP).

Declarations of interest - The following declarations of a personal interest were made:–

By D Ralph in respect of the Medicity item.

By Councillors D Collins, A Syrett and A Western in respect of the Tudor Close item.

By P Gadsby in respect of the A52 Wyvern item.

**60/16** **MINUTES** **RESOLVED** to confirm the minutes of the meeting of the IIB held on 29 September 2016.

**61/16** **LOCAL GROWTH FUND (LGF) 1 AND 2 – PROJECT UPDATES INCLUDING HIGH RISK PROJECTS** An update was presented on all projects in the LGF programme. There were 3 projects that were deemed to be high risk and an update was given on their status.

**RESOLVED** (1) to note the report; and

(2) that the D2N2 sustainable transport project be reported to the December meeting of the Board for consideration.

**62/16      ADA LOVELACE HOUSE**      The business case sought to bring forward, partly demolish and update the property to provide lettable commercial business space for start-up and small businesses within Kirkby-in-Ashfield. The property would be turned into 7 small offices with shared communal spaces including kitchens and toilets etc. as well as open-plan meeting areas for smaller businesses to meet with prospective customers. This was to complement the success of small business units in other areas of Ashfield as well as to address the current lack of small business properties in Kirkby-in-Ashfield.

The total cost of the capital works was £287,892 and LGF funding of £143,946 was sought.

**RESOLVED** to approve the project and release this year's funding on the condition that the Regeneris report confirms this project represents good value for money.

**63/16      TUDOR CLOSE, BOLSOVER**      The former Coalite Chemicals site, a total of 59 ha, was located in both Bolsover and North East Derbyshire. The site had been used as the main manufacturing plant for smokeless fuels from 1937 until 2004 when operations closed down, and the site had remained vacant since then. Planning permission had been granted by Bolsover District Council for employment use and by North East District Council for residential use. The site was currently owned by a single purpose vehicle known as Bolsover Land Ltd through a joint venture between Marcol and St. Francis Group.

The site suffered from severe contamination due to its former use that represented a significant risk to human health and the aquatic environment. The project delivered a sustainable solution to the site remediation to unlock the infrastructure and investment that was critical to deliver the strategically important location for employment land and housing.

The total project cost was £21m and LGF funding of £5,797,800 was sought. This grant would be transferred to Derbyshire County Council as promoter who would release to the developer at agreed milestones

**RESOLVED** to approve the project and release this year's funding on the condition that the Regeneris report confirms this project represents good value for money

**64/16      MEDICITY**      Medicity was a life-science incubator within one of the buildings on the Boots Campus within the Nottingham Enterprise Zone and the project was to accelerate the delivery of refurbished space within Medicity.

The ultimate ambition of Medicity was to create a thriving and sustainable cluster of health sector companies that benefit from agglomeration economies of being co-located with each other alongside Boots. The cluster would be globally competitive, providing leading-edge research and development in the health care sector. The LGF grant would assist Medicity in accelerating development of this cluster through Phase 3 refurbishments. The viability issues in delivering new-build life science facilities meant that the delivery of more refurbished space within Medicity was seen as a quicker, more cost-effective way of stimulating the next wave of growth in this strategic sector. The overall capital cost of the scheme was £1.36m.

Stage 1 approval had been granted on the 5 October 2016 in the sum of £725,000 and the full Business Case had been submitted in line with Stage 2 of the approval process. The sum now sought was £740,000 and this increased grant allocation was within the underspend allocation for the LGF.

**RESOLVED** to approve the project and release this year's funding of £740,000 on the condition that the Regeneris report confirms this project represents good value for money.

**65/16      PRE-COMPLIANCE FUNDING REQUESTS**      At the 9 September IIB meeting, an amendment was made to the Local Assurance Framework (LAF) which subsequently allowed promoters to apply for LGF funding to be released prior to their compliance with Stage 2 of the LAF. Two projects had applied for this type of funding and had requested that funds be released prior to stage 2 submission.

#### Becketwell Regeneration

Derby City Council were requesting £4m of pre-compliance funding in order to be able to develop the site to a point where it could achieve Stage 2 compliance.

The City Council had secured the freehold title of Duckworth Square and it was at advanced stages of negotiation to achieve further ownership of the site. The Council would also seek to partially de-risk the site by using the funding to carry site preparation works including demolition. Partners would then be sought to bring forward the development of the site once these initial works had been completed.

The project would be required to achieve Stage 2 compliance in line with the Local Assurance Framework within 24 months of a pre compliance funding request. If this time deadline was not met, the funding would be subject to clawback from D2N2.

### A52 Wyvern

A request has been received from Derby City Council to release £3.5m of pre-compliance funding to enable the project to progress prior to Stage 2 compliance with the Local Assurance Framework.

The scheme would improve access between Pride Park and Wyvern and the A52 and provide improvements for longer journeys using the strategic road network. The scheme would unlock a strategic employment site and accommodate growth from housing development in and around the city. The initial £3.5m of the total £6.72m LGF allocation would be used for pre-commencement works, utility diversion costs and land costs.

This project would be required to achieve Stage 2 compliance in line with the Local Assurance Framework within 12 months of this pre compliance funding request. If this deadline was not met, the funding would be subject to clawback from D2N2.

**RESOLVED** to approve the release pre-compliance funding to Derby City for the Becketwell and A52 Wyvern projects, £4.0m and £3.5m respectively, in line with the conditions set out above.

### **66/16      LOCAL GROWTH FUND BUDGET AND PROJECT MONITORING**

**RESOLVED** to note the current position on the monitoring of the LGF budget and individual projects.

**67/16      DATE OF NEXT MEETING**      The next meeting of the Board was scheduled for 14 November 2016 at 10.00am.