



Jacqui Sinnott-Lacey
Chief Operating Officer

52 Derby Street
Ormskirk
West Lancashire
L39 2DF

Tuesday, 7 February 2023

**TO: COUNCILLORS D WESTLEY (CHAIRMAN), I DAVIS (VICE-CHAIRMAN),
N PRYCE-ROBERTS, D WHITTINGTON AND A YATES**

Dear Councillor,

A meeting of the **TAWD VALLEY DEVELOPMENTS SHAREHOLDERS COMMITTEE** will be held in the **CABINET/COMMITTEE ROOM, 52 DERBY STREET, ORMSKIRK L39 2DF** on **WEDNESDAY, 15 FEBRUARY 2023** at **7.00 PM** at which your attendance is requested.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JSL' with a flourish at the end.

Jacqui Sinnott-Lacey
Chief Operating Officer

AGENDA
(Open to the Public)

- 1. APOLOGIES**
- 2. MEMBERSHIP OF THE COMMITTEE**
To be apprised of any changes to the membership of the Committee in accordance with Council Procedure Rule 4.
- 3. URGENT BUSINESS**
Note, no other business is permitted unless, by reason of special circumstances, which shall be specified at the meeting, the Chairman is of the opinion that the item(s) should be considered as a matter of

urgency.

4. **DECLARATIONS OF INTEREST** 423 - 424
If a Member requires advice on Declarations of Interest, he/she is advised to contact the Legal and Democratic Services Manager in advance of the meeting. (For the assistance of members a checklist for use in considering their position on any particular item is included at the end of this agenda sheet).
5. **MINUTES OF THE PREVIOUS MEETING** 425 - 428
To receive as a correct record, the minutes of the meeting held on 25 January 2023.
6. **WORK PROGRAMME / DATES OF FUTURE MEETINGS** 429 - 430
7. **EXCLUSION OF PRESS AND PUBLIC**
It is recommended that members of the press and public be excluded from the meeting during consideration of the following items of business in accordance with Section 100A(4) of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act and as, in all the circumstances of the case the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.
8. **TVDL BUSINESS PLAN UPDATE** 431 - 516
To consider the report of the Corporate Director of Transformation, Housing and Resources.
9. **PROGRESSION OF PIPELINE SCHEMES** 517 - 530
To consider the report of the Corporate Director of Transformation, Housing and Resources.

We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.

FIRE EVACUATION PROCEDURE: Please see attached sheet.

MOBILE PHONES: These should be switched off or to 'silent' at all meetings.

For further information, please contact:-

Jill Ryan on 01695 585017

Or email jill.ryan@westlancs.gov.uk

**FIRE EVACUATION PROCEDURE FOR:
COUNCIL MEETINGS WHERE OFFICERS ARE PRESENT
(52 DERBY STREET, ORMSKIRK)**

PERSON IN CHARGE: Most Senior Officer Present
ZONE WARDEN: Member Services Officer / Lawyer
DOOR WARDEN(S) Usher / Caretaker

IF YOU DISCOVER A FIRE

1. Operate the nearest **FIRE CALL POINT** by breaking the glass.
2. Attack the fire with the extinguishers provided only if you have been trained and it is safe to do so. **Do not** take risks.

ON HEARING THE FIRE ALARM

1. Leave the building via the **NEAREST SAFE EXIT**. **Do not stop** to collect personal belongings.
2. Proceed to the **ASSEMBLY POINT** on the car park and report your presence to the **PERSON IN CHARGE**.
3. **Do NOT** return to the premises until authorised to do so by the **PERSON IN CHARGE**.

NOTES:

Officers are required to direct all visitors regarding these procedures i.e. exit routes and place of assembly.

The only persons not required to report to the Assembly Point are the Door Wardens.

CHECKLIST FOR PERSON IN CHARGE

1. Advise other interested parties present that you are the person in charge in the event of an evacuation.
2. Make yourself familiar with the location of the fire escape routes and inform any interested parties of the escape routes.
3. Make yourself familiar with the location of the assembly point and inform any interested parties of that location.
4. Make yourself familiar with the location of the fire alarm and detection control panel.
5. Ensure that the zone warden and door wardens are aware of their roles and responsibilities.
6. Arrange for a register of attendance to be completed (if considered appropriate / practicable).

IN THE EVENT OF A FIRE, OR THE FIRE ALARM BEING SOUNDED

1. Ensure that the room in which the meeting is being held is cleared of all persons.
2. Evacuate via the nearest safe Fire Exit and proceed to the **ASSEMBLY POINT** in the car park.
3. Delegate a person at the **ASSEMBLY POINT** who will proceed to **HOME CARE LINK** in order to ensure that a back-up call is made to the **FIRE BRIGADE**.
4. Delegate another person to ensure that **DOOR WARDENS** have been posted outside the relevant Fire Exit Doors.

5. Ensure that the **ZONE WARDEN** has reported to you on the results of his checks, **i.e.** that the rooms in use have been cleared of all persons.
6. If an Attendance Register has been taken, take a **ROLL CALL**.
7. Report the results of these checks to the Fire and Rescue Service on arrival and inform them of the location of the **FIRE ALARM CONTROL PANEL**.
8. Authorise return to the building only when it is cleared to do so by the **FIRE AND RESCUE SERVICE OFFICER IN CHARGE**. Inform the **DOOR WARDENS** to allow re-entry to the building.

NOTE:

The Fire Alarm system will automatically call the Fire Brigade. The purpose of the 999 back-up call is to meet a requirement of the Fire Precautions Act to supplement the automatic call.

CHECKLIST FOR ZONE WARDEN

1. Carry out a physical check of the rooms being used for the meeting, including adjacent toilets, kitchen.
2. Ensure that **ALL PERSONS**, both officers and members of the public are made aware of the **FIRE ALERT**.
3. Ensure that **ALL PERSONS** evacuate **IMMEDIATELY**, in accordance with the **FIRE EVACUATION PROCEDURE**.
4. Proceed to the **ASSEMBLY POINT** and report to the **PERSON IN CHARGE** that the rooms within your control have been cleared.
5. Assist the **PERSON IN CHARGE** to discharge their duties.

It is desirable that the **ZONE WARDEN** should be an **OFFICER** who is normally based in this building and is familiar with the layout of the rooms to be checked.

INSTRUCTIONS FOR DOOR WARDENS

1. Stand outside the **FIRE EXIT DOOR(S)**
2. Keep the **FIRE EXIT DOOR SHUT**.
3. Ensure that **NO PERSON**, whether staff or public enters the building until **YOU** are told by the **PERSON IN CHARGE** that it is safe to do so.
4. If anyone attempts to enter the premises, report this to the **PERSON IN CHARGE**.
5. Do not leave the door **UNATTENDED**.

	This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to M's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to M's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

"body in which the relevant person has a beneficial interest" means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest; "director" includes a member of the committee of management of an industrial and provident society;

"land" excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income; "M" means a member of a relevant authority;

"member" includes a co-opted member; "relevant authority" means the authority of which M is a member;

"relevant period" means the period of 12 months ending with the day on which M gives notice to the Monitoring Officer of a DPI;

"relevant person" means M or M's spouse or civil partner, a person with whom M is living as husband or wife or a person with whom M is living as if they were civil partners;

"securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

'non pecuniary interest' means interests falling within the following descriptions:

- 10.1(1)(i) Any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) Any body (a) exercising functions of a public nature; (b) directed to charitable purposes; or (c) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union), of which you are a member or in a position of general control or management;
- (iii) Any easement, servitude, interest or right in or over land which does not carry with it a right for you (alone or jointly with another) to occupy the land or to receive income.
- 10.2(2) A decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a connected person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision.

'a connected person' means

- (a) a member of your family or any person with whom you have a close association, or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph 10.1(1)(i) or (ii).

'body exercising functions of a public nature' means

Regional and local development agencies, other government agencies, other Councils, public health bodies, council-owned companies exercising public functions, arms length management organisations carrying out housing functions on behalf of your authority, school governing bodies.

A Member with a personal interest who has made an executive decision in relation to that matter must ensure any written statement of that decision records the existence and nature of that interest.

NB Section 21(13) of the LGA 2000 overrides any Code provisions to oblige an executive member to attend an overview and scrutiny meeting to answer questions.

Agenda Item 5

TAWD VALLEY DEVELOPMENTS SHAREHOLDERS COMMITTEE

HELD: Wednesday, 25 January 2023

Start: 7.00 p.m.

Finish: 9.10 p.m.

PRESENT:

Councillor: D Westley (Chairman)

Councillors: R Molloy D Whittington
A Yates

In attendance: Councillor J Howard (North Meols Ward)
Councillor A Owens (Derby Ward)
Mark Kitts, Chief Executive TVDL
Danielle Ashworth, TVDL

Officers: Chris Twomey, Corporate Director Transformation, Housing and
Resources
James Pierce. Head of Finance, Procurement and Commercial
Services
Kay Lovelady, Legal and Democratic Services Manager
Marc Taylor. Investments Project Advisor
Jill Ryan, Principal Democratic Services Officer

31 APOLOGIES

Apologies for absence were received on behalf of Councillor I Davis.

32 MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, the Committee noted the termination of Councillor N Pryce Roberts and the appointment of Councillor R Molloy for this meeting only, thereby giving effect to the wishes of the Political Groups.

33 URGENT BUSINESS

There were no urgent items of business received.

34 DECLARATIONS OF INTEREST

Councillor D Westley declared a non-pecuniary interest in respect of agenda item 8, Presentation of TVDL Pipeline Development Opportunities and agenda item 9, Schemes for consideration of Future Viability, Fleetwood Farm and Mary Vale as Lancashire County Council were part land owners and Councillor Westley was a Member of Lancashire County Council.

35 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on the 27 October 2022 be received as a correct record.

36 WORK PROGRAMME / DATES OF FUTURE MEETINGS

Consideration was given to the Committee's Work Programme as set out on page 377 of the Book of Reports.

RESOLVED: That a meeting of the Tawd Valley Shareholders Committee be held on Wednesday 15 February 2023 at 7.00 p.m.

37 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph(s) 3 of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

38 PRESENTATION OF TVDL PIPELINE DEVELOPMENT OPPORTUNITIES

The Committee received a presentation from Mark Kitts, Chief Executive of Tawd Valley Developments Limited.

The purpose of the presentation was to demonstrate to the Committee a viable pipeline of future development opportunities and seek early feedback in respect of the proposed schemes to assist the Council and the TVDL Board in assessing which schemes to explore further.

The Committee was advised the governance arrangements between the Council & TVDL already allow TVDL Board to approve expenditure up to a specific limit which allows further exploration of pipeline schemes to be undertaken.

The Committee was also advised that further reports will be presented to the Committee on an individual scheme basis for comment following which approval will be sought at full Council where appropriate.

The presentation was contained on pages 379 to 402 of the Book of Reports.

Comments and questions were raised in respect of the eight proposed sites and consideration was given to the following:

- The proposed development timetables and possibility to proceed via phased

development where appropriate;

- The number, type and size of proposed commercial units referenced on slides 6 & 7;
- Financial appraisals for each scheme;
- Potential for contamination issues on the sites;
- The site referenced in slide 14 & 15 - the Committee wished leisure issues to be investigated as part of the options appraisal process as the site may provide opportunities for a mix of leisure & housing.

RESOLVED: (A) That the Managing Director, Mark Kitts from Tawd Valley Developments Limited be thanked for his informative presentation.

(B) That subject to the issues raised in the meeting, the Committee had no in principle objection to the identified sites being developed subject to further detailed reports being brought back to the Committee following which agreed comments would be referred to Council for consideration as to whether approval be given to proceed with each development.

39 **SCHEMES FOR CONSIDERATION OF FUTURE VIABILITY; FLEETWOOD FARM/ MARY VALE**

The Committee decided that this item would not be discussed and was deferred to the next meeting of the TVDL Committee.

RESOLVED: That agenda item 9, relating to Schemes for Consideration of future viability; Fleetwood Farm and Mary Vale be deferred.

40 **DRAFT COUNCIL REPORT - TAWD VALLEY DEVELOPMENTS - DRAFT BUSINESS PLAN**

The Committee decided that this item would not be discussed and was deferred to the next meeting of the TVDL Committee.

RESOLVED: That agenda item 10, the draft Council Report – Tawd Valley Developments Business Plan be deferred.

41 **UPDATE OF PROGRESS ON LOCAL PARTNERSHIP RECOMMENDATIONS**

(Note: The Legal & Democratic Services Manager (Monitoring Officer) confirmed that Item 11 had been put in Part 2 in error and could now be considered in Part 1 as unlike previous reports on this topic there was no commercially sensitive information

contained within the report or appendix and as such it was no longer in the public interest that it be considered in private. Clarification was provided that although the report and appendix in the Agenda could now be considered in the public forum the Report from Local Partnerships that accompanied previous reports was still considered to be private and confidential and the contents of which should not be disclosed publicly).

Consideration was given to the report of the Corporate Director of Transformation, Housing and Resources as contained on pages 413 to 421 of the Book of Reports.

The purpose of the report was to provide an update on the progress that had been made on implementing the recommendations from the Local Partnership review of TVDL.

RESOLVED: That the update on progress be noted.

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Chairman

TVD Shareholders Committee Work Programme – February 2023

Note: The Working Plan to be completed by Officers as appropriate.

Date	Items
March/April	<ul style="list-style-type: none">• Update on Development Schemes• Progression of Pipeline Schemes
June/July	<ul style="list-style-type: none">• Update on Development Schemes• Progression of Pipeline Schemes
September/October	<ul style="list-style-type: none">• Update on Development Schemes• Progression of Pipeline Schemes
November/December	<ul style="list-style-type: none">• Update on Development Schemes• Progression of Pipeline Schemes
January/February	<ul style="list-style-type: none">• Update on Development Schemes• Progression of Pipeline Schemes• Annual Report – TVDL Business Plan

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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