

**Keighley Town Board meeting to discuss the position ref project J – the Keighley Community Health and Wellbeing Centre**  
**Friday July 29<sup>th</sup> 2022 – Keighley College**

1. Welcome and Introduction

Apologies: Robbie Moore MP; Liz Barker; Judith Furlonger.

In attendance: Ian Hayfield; Clair Fitzgerald; David Warren; Naz Kazmi; Cllr Peter Corkindale; Alistair Russell; Alex Ross-Shaw; Georgina Webster; Steve Seymour; Lorraine Wright; Anne-Marie Woolham; Angela Hays

MS Teams: Ange Blake; Soo Nevison; Mark Elders

2. Housekeeping

No declarations of interest.

H&S / fire – no fire alarm planned. If alarm sounds, to leave the building.

Lorraine advised the Board there was a typing error in the 13 May 2022 minutes. Board approved an amendment of the minutes to correct the Benefit Cost Ratio from 3.1 to 2.1 for Project J – the Keighley Community Health and Wellbeing Centre.

3. Position Statement on the site of the former Keighley College (North Street / Cavendish Street)

The site was discussed in the October Board meeting and at that time, the health partners advised, if a decision was made to consider a different site it would mean having to purchase a site from a third party; this would involve additional cost and risk; it would also risk losing the grant funding due to time constraints (i.e. the project would not get any grant money and would need to purchase a site) and realistically would render the project non-viable. Following that Board meeting, the Board was provided with a position statement in Nov – agreed with all the partners involved and setting out why this site was selected. The board were offered the opportunity for a follow up meeting by Ben Middleton – the Board did not pursue this offer.

The CBMDC Executive report where this position statement was presented and agreed can be found at [Bradford Council - Agenda for Executive on Tuesday, 2nd November, 2021, 10.30 am \(modern.gov.co.uk\)](#)

The Agreement with Homes England (the Yorkshire Forward) can be found at [eCopy, Inc. \(modern.gov.co.uk\)](#)

Alistair Russell highlighted the key elements of the Position statement.

- Planning status – The North Street and Cavendish Street Sites are both brownfield and previously developed land. There have been buildings on these sites dating back to 1870, starting with the Keighley Mechanics' Institute.
- Covenants over the use of the land: The former Keighley College sites were made available to the Bradford District from a central government department on the basis that it would be redeveloped for employment use to deliver regeneration to Keighley town centre. The site currently is in a meanwhile use awaiting this redevelopment. Under the terms of the transfer, the council is required to submit and obtain agreement from Homes England for any

development proposals on the land – the council approached Homes England in connection with a Petition received for the land to be retained as open space in autumn last year. The response received was that this action would likely be treated as an Event of Default and would entitle Homes England to follow the Termination mechanism under the Funding Agreement and pursue against the Council the various remedies available under clause 15 of the Agreement. Further, the remedies available to HE under clause 15 of the Agreement include clawback of part or all of the grant funding or HE can direct the Council sell the land to HE for £1 (the Council will be responsible for any SDLT payable) or HE could direct that Council sell the land on the open market for best consideration with all proceeds of sale to be paid to HE. The amount of funding provided to the Council under Agreement was £4,114,000. If HE required clawback of the entire amount of the grant the cost would be significant for the Council. In addition, the Council would also suffer severe reputational damage by being in breach of the Agreement that involved the provision of Government grant funding for specific purposes.

#### 4. Parish Poll

[Keighley Parish Poll – Keighley Town Council](#) :

- What is a parish poll?  
The Local Government Act 1972 makes provision for electors of a parish to convene a meeting to discuss parish affairs. Furthermore, the Act also includes a provision whereby, provided the parish meeting has been properly constituted may call for a poll to be held on a question.
- What happens with the result of the poll?  
The count of the votes will follow the close of polling and the result will be publicised. The outcome of the poll is no more and no less than an expression of the views of the electorate of the parish who have voted in the poll and is not binding on any organisation.
- Who pays for the costs of the poll?  
This is recharged to the town council, under Section 150 (2 and 7) of the Local Government Act 1972.

#### Results

[Keighley-Parish-Poll-Results.pdf](#)

Electorate 40,436, turnout = 16.06%

1 Do you want a Health & Wellbeing Hub in Keighley?	YES	<b>5,027</b>
	NO	<b>933</b>
I declare that the proposal has been carried.		
2 Do you want a Health & Wellbeing Hub on the vacant land at the corner of North Street & Cavendish Street?	YES	<b>2,669</b>
	NO	<b>3,294</b>
I declare that the proposal has not been carried.		
3 Should the vacant land at the corner of North Street & Cavendish Street be recognised as a Public Open Space?	YES	<b>3,750</b>
	NO	<b>2,352</b>

#### 5. Community Feedback

- The Board offered observations / feedback following the poll – how the community have responded / expressed concerns / asked questions. The board offered feedback including that additional consultation and engagement with the community would be beneficial to reduce the impact of any misinformation and to highlight the benefits of the scheme better

#### 6. Roles and Responsibilities

- In the Council's role as Accountable Body officers will flag up increasing risks or new significant risks to ongoing projects
- The project sponsor is the Health Trust in conjunction with their Project Board and they provide the project management to drive the project forward. The Accountable Body meets regularly with the lead partner and has received assurances that the project is moving forward as planned
- Board role - to champion the town and the projects and the opportunities the investment offers. The Board is responsible for overseeing the delivery and monitoring of those investments.

#### 7. Next steps

- The Board agreed that the project should proceed as designed and articulated in the Business Case **(Decision / Recommendation to CBMDC)**
- Project is awaiting Government approval; once approval received, more detailed design work will commence.
- In the business case, the health partners make a commitment to further consultation and engagement - there will be a continuous engagement approach to ensure opportunities for people and communities to be involved. This will include a broad range of methods including surveys, events etc. designed to be inclusive and accessible. The Board welcomed this inclusion.