

WHITBY TOWN DEAL BOARD

FRIDAY 5th DECEMBER 2025
EASTSIDE COMMUNITY CENTRE | 10:30 AM

DRAFT MINUTES

In Attendance

Chair: Barry Harland BH Whitby Seafoods	Helen Jackson HJ NYC
Vice Chair: Matt Parsons MP via Teams Anglo-American	Kerry Levitt KLV Programme Manager
Linda Wild LWD Community Representative	Helen Watson HW Major Projects & Infrastructure
Sandra Turner ST Community Representative	Simon Hayden SH Major Projects & Infrastructure
Cllr. Mark Crane MC Portfolio Holder	Helen Knisis HK via Teams Communications
Richard Flinton RF NYC	Ellis Cooper EC via Teams NYC
Nic Harne NH via Teams NYC	Laurie Wilsher LWS Minutes Secretariat

1. APOLOGIES

- Alison Hume, MP
- Rosemary Du Rose, Beyond Housing
- Stephen Upright, Community Sector
- Liz Philpot, YNYCA

2. MINUTES OF THE LAST MEETING AND MATTERS ARISING

- 2.1. The Board reviewed the minutes of the meeting held on Friday 19th September 2025 and approved those as a true record.
- 2.2. No matters arising.

3. DECLARATION OF INTERESTS

- 3.1. No declarations of interest were made.

4. UPDATES TO MHCLG TOWNS FUND GUIDANCE

- 4.1. Board members were informed that BH will step down as Chair at the end of December. It was agreed MP will act as temporary Chair for the next meeting of the Board in March 2026.
- 4.2. Members expressed their appreciation for BH's significant contributions throughout the programme and commended his pivotal role in driving positive change for local residents and stakeholders.

- 4.3. KLV clarified implications of the Town's Fund guidance changes. The programme has now been replaced by the Local Regeneration Fund, which consolidates three government funding streams under one programme. Under MHCLG's jurisdiction, full decision-making authority has now been delegated to the Council as accountable body, alongside the simplification of change control and monitoring processes. Whilst this programme now runs until March 2028, officers expressed there are no changes anticipated for projects in Whitby.
- 4.4. ST raised concerns regarding monitoring at programme level as the lack of differentiation may make individual project evaluations more difficult. Whilst monitoring requirements are set by MHCLG thereby limiting officers' influence over programme reporting, the council's processes will be largely unchanged to maintain robust individual project evaluation mechanisms.
- 4.5. The Board's ongoing role was discussed in light of anticipated project completions in spring 2026, in line with the original programme deadline. Members agreed that this, combined with the guidance changes, will reduce the need for frequent Board meetings. It was proposed that a review of the Board's function will be undertaken in Spring 2026.
- 4.6. Members agreed that targeted engagement on specific projects could be a way forward that maintains collaborative relationships beyond the current Town Board structure. Work will be undertaken to explore alternative options for consultation on ongoing projects.

ACTION: Officers to establish a future Board function & engagement proposal and share at the next meeting.

5. COMMUNICATION FORWARD PLAN

- 5.1. HK outlined the forward plan for communications over the next stages of delivery of Whitby's Local Regeneration Fund projects. Officers have a proactive schedule of communications planned to ensure stakeholders remain informed of key project milestones and local benefits and contributions are effectively celebrated.
- 5.2. Officers reported that collaboration with environment business partners has successfully enhanced communication reach through local networks.
- 5.3. The Board emphasised the importance of engagement and consultation as work on the Harbourside Public Realm element continues, expressing concerns around the public perception of the scheme. Officers will prioritise the development of an ongoing plan to deliver proactive, clear messaging and facilitate community validation of the proposed designs.

6. OLD TOWN HALL

- 6.1. KLV provided an update on the status of the Old Town Hall project. The first-floor refurbishment is anticipated to complete within the month, alongside the improvements to the undercroft soffit and paving works.
- 6.2. Project completion has been delayed beyond the original programme due to unforeseen integrity issue with some of the building's columns. Remedial works to strengthen affected columns need to be incorporated into the project to ensure long-term stability and preservation of the building.
- 6.3. Specialist scans will be undertaken over the next week to assess the extent of the problem, with full results anticipated before Christmas. Preliminary assessments suggest the severity of the issue is less significant than initially anticipated.
- 6.4. Officers are confident that a suitable solution will be determined in consultation with Historic England and conservation officers. Efforts will focus on maintaining momentum on-site to facilitate the completion of works by March 2026.
- 6.5. HJ queried the return of market stalls to the Market Place. All necessary measures will be taken to support the return of traders prior to Easter, avoiding conflicts with scheduled events at Dock End. Whilst positive feedback was shared from traders indicating satisfaction and a preference to remain at the temporary location, legal advice obtained confirms that these arrangements cannot be formalised as a permanent solution.

7. HARBOURSIDE PUBLIC REALM AND PEDESTRIANISATION

- 7.1. HW updated Board Members of project progress and reaffirmed a commitment for strengthening communications going forward. Despite a minor technical delay, works at Spital Bridge are expected to conclude in the coming weeks, with reinstatement of the fixed traffic signals at the junction.
- 7.2. The board raised concerns regarding congestion at Larpool Lane. Officers will review this following the removal of temporary signals which is anticipated to ease this issue.
- 7.3. Focus will now shift to the Harbourside Public Realm element of the scheme, led by the Council's Major Projects and Infrastructure team. Officers will work with the appointed professional services contractor to develop a recommended design solution for public realm improvements and flexible pedestrianisation that incorporates initial community feedback and maximises use of the remaining funding envelope. Alongside this officer will work with the communications team to develop a strategy for further Board & public consultation on the developed designs.
- 7.4. The Board expressed concern over the impact on the town centre's heritage aesthetic, considered integral to Whitby's tourism offer. Officers will look to

prioritise retention and enhancement of heritage features throughout the design process.

7.5. ST and LWD reiterated concerns over the Tin Ghaut element of the scheme, particularly with regards to misuse of the turning circle and reduced Town Centre parking provision.

7.6. Officers will review feedback on the project zones and continue monitoring vehicle usage. It was acknowledged that the turning circle feature is imperative for pedestrian safety which limits flexibility. Officers will explore options for traffic enforcement at this location to address resident concerns.

8. WHITBY MARITIME TRAINING HUB

8.1. EC provided an update on the Whitby Maritime Training Hub project. Officers are awaiting confirmation from the contractor regarding completion of the roof installation. Removal of the scaffold has commenced on the western elevation of the building and is expected to be fully cleared before the Christmas break weather dependant.

8.2. Additional funding has been secured to fit out the first floor. A design workshop will be held to shape the internal layout, and the board will be updated of outcomes in due course. The space will include a research & development innovation suite and space for training. Officers have engaged higher education institutes to inform the most effective fit out to maximise educational opportunity.

8.3. Officers are continuing conversations to secure tenants for the facility and work has been undertaken to address any concerns raised by prospective tenants around occupancy of the building to support their access. Officers remain confident that these discussions will lead to positive outcomes.

9. BROOMFIELDS FARM

9.1. KLV provided an update on recent project developments. Finalisation of the grant agreement between Brierley Homes and the Council's legal services is progressing well. Completion of the financial appraisal verification and Subsidy Control assessment is expected shortly, enabling the agreement to be concluded.

9.2. Brierly Homes are also advancing the land acquisition contracts, with completion anticipated in the new year.

9.3. Following completion of these legal procedures, construction is anticipated to commence on-site in Spring 2026. Officers are confident that project implementation will proceed successfully with the primary contractor.

10. A.O.B

10.1.BH expressed gratitude to members and officers for their positive local contributions and support during his time as Chair.

11. DATE OF NEXT MEETING

- Friday 20th March 2026

DRAFT