

WHITBY TOWN DEAL BOARD

FRIDAY 20TH MARCH 2026
WHITBY COLISEUM CENTRE | 10:30 AM

DRAFT MINUTES

In Attendance

Chair: Matt Parsons MP Anglo-American	Lloyd Allen LA MP - Constituency Support Officer
Alison Hume AHM MP Scarborough & Whitby	Helen Jackson HJ Head of Regeneration
Joe Redfern JR Community Representative	Kerry Levitt KLV Programme Manager
Linda Wild LWD Community Representative	Simon Hayden SH Major Projects & Infrastructure
Rosie Du Rose RDR Beyond Housing	Ellis Cooper EC Regeneration
Sandra Turner ST Community Representative	Albert Hudson AHD Regeneration
Stephen Upright SU Community Representative	Laurie Wilsher LWS Minutes Secretariat
Nic Harne NH NYC	

1. APOLOGIES

- Richard Flinton, North Yorkshire Council
- Cllr Mark Crane, North Yorkshire Council
- Paul Fellows, NYMNP

2. MINUTES OF THE LAST MEETING AND MATTERS ARISING

- 2.1. The Board reviewed and approved the minutes of the meeting held on Friday 5th December 2025 as a true record.
- 2.2. No matters arising.

3. DECLARATION OF INTERESTS

- 3.1. No declarations of interest were made.

4. FUTURE OF THE BOARD

- 4.1. KLV outlined the proposal for formal closure of the Whitby Town Deal Board following its July 2026 meeting. The recommendation reflects the changes to the Local Regeneration Fund governance arrangements and a significant reduction in board business resulting from the successful delivery of projects.
- 4.2. Officers confirmed that current monitoring and reporting processes will remain in place and that project teams will continue to communicate updates at

project milestones. Reassurance was provided of the Council's ongoing commitment to collaborative working and maintaining engagement on local strategic projects.

- 4.3. It was also highlighted that the Whitby Town Investment Plan process may present future opportunity for board member participation through a community partnership arrangement.
- 4.4. Board members expressed concerns regarding the continued oversight of the Harbourside Public Realm project, noting the proposed closure would occur prior to the project's completion.
- 4.5. The board agreed with the proposal on a conditional basis that communications remain consistent and two-way and that a stakeholder group for the Harbourside Public Realm project is established prior to the Board's formal closure to ensure a smooth transition of stakeholder oversight.

ACTION: Harbourside Public Realm Project Team to establish a stakeholder group including board members and relevant wider stakeholder and put in place high-level governance arrangements.

5. WHITBY MARITIME HUB

- 5.1. EC provided an update on the Whitby Maritime Training Hub project. Main contract works are scheduled to conclude by the end of April 2026. A slight delay from the original programme is attributed to adverse winter weather which slowed works on-site.
- 5.2. Officers are developing a programme for the internal works supported by secured YNYCA funding. Officers will update members once the programme of works is known.
- 5.3. Tenant interest has increased over the previous quarter; officers are continuing conversations to secure occupancy for the facility. There has been progress on legal agreements. Officers are confident that the current mix of prospective tenants will support successful delivery of project outputs and that proposed activities align with water-compatible development requirements.
- 5.4. EC and SU reported positive developments and initial community support for the reconstitution of Whitby's Sea Cadets. Early discussions have taken place on how the Hub's facilities could support their operation.
- 5.5. AHM raised concerns regarding the lack of communications issued around tenant discussions. Discussions were also held on potential representatives to front the launch event and the importance of showcasing the project both locally and nationally. Officers will continue to work with the Communications team to refine messaging and PR arrangements.

5.6. Board members raised concerns over the future use of the existing harbour office and Tourist Information Centre located within the building. Officers acknowledged the centre's role in the local tourism strategy and will discuss this with the Tourism service.

ACTION: NH to feedback TIC concerns to the Council's property and tourism teams and request an update for the July Board meeting.

5.7. Board members queried aspects of the Hub's future operation including:

- Provision of mooring spaces for tenants and how this will impact local commercial fishermen
- Facility for lobster pot storage citing health and safety and pest-management concerns with current arrangements.

Officers acknowledged these points and will feedback to Harbours Team for consideration and action.

5.8. Further concerns were raised regarding noise management and after-hours operations. The project team is reviewing proposed tenant activity and will implement appropriate measures to ensure appropriate use of the facility.

5.9. AHM raised the matter of a contingency plan. Officers will consider this if required but remain confident in ongoing tenant discussions and the successful achievement of outcomes.

6. HARBOURSIDE PUBLIC REALM AND PEDESTRIANISATION

6.1. SH provided an update on project activities, confirming completion of the Spital Bridge Junction Improvements and work is now commencing on the harbourside regeneration element of the scheme.

6.2. Board members acknowledged benefits of the traffic lights to Whitby's Eastside but raised concerns about the junction's ability to accommodate significantly increased traffic volumes over the peak season. Officers will continue to monitor congestion levels and undertake a review of traffic flow rates to identify potential optimisation measures.

6.3. SH outlined an indicative scope of works from preliminary site assessments which include:

- Enhanced and standardised street furniture
- Improved pedestrian safety measures
- Modernised information boards
- A dedicated, taxi-prioritised turning circle
- Installation of variable message signage (VMS) throughout Whitby

- 6.4. Officers are confident that the proposed programme of works can be delivered by March 2027 within the remaining funding envelope.
- 6.5. LWD relayed community concerns that the concept designs had already been approved. Officers clarified that professional services contractor has been instructed to begin developing the concept designs, but no approval has been given at this stage. Community feedback is integrated into the process of finalising an approved design, with engagement activities planned over the next quarter.
- 6.6. The Board endorsed the approach to embed community consultation within the final design process and supported the proposed construction timeline, which aims for works to commence in December 2026 minimising disruption during the peak season.

7. OLD TOWN HALL

- 7.1. AHD updated the Board on the progress with the Old Town Hall project. Structural scans and surveys have now been completed, identifying three columns with significant structural damage. Focus of remedial works will be on the identified columns with all remaining columns not presenting a structural risk. The resulting budgetary shortfalls arising from these unforeseen works are anticipated to be covered by NYC.
- 7.2. Discussions with conservation officers and Historic England has indicated preference for non-invasive restoration methods and the best approach to remedial works is being devised.
- 7.3. An additional funding application has been submitted to the YNYCA to support the internal fitout of the first floor. Officers are currently developing proposals for this phase and are keen to integrate digital features which allow for an adaptable visitor experience.
- 7.4. The water connection and Market Place paving remain the outstanding works to be completed. Removal of the contractor's site compound will enable these works to commence, and officers are confident for timely progression to support completion by the end of May 2026.
- 7.5. Board members queried future operational models. Officers updated that an Expression of Interest has been submitted by Whitby Town Council regarding management of the site. It was noted that a part-time employee is likely to be required to oversee day-to-day operations, and possible revenue funding opportunities to cover this were discussed.

8. BROOMFIELDS FARM

8.1. KLV updated that the Subsidy Control assessment for the project has now been completed and the exchange of contracts for the land acquisition has been finalised.

8.2. RIBA stage 4 designs are being finalised and pre-start discussions with contractors are ongoing.

8.3. ST requested clarification on the project benefits to residents of Whitby. Officers outlined that the housing mix is comprised of shared-ownership social housing to be managed by Broadacres. In addition, the houses are low carbon offering wider environmental benefits.

8.4. AH queried how the project will ensure priority is given to local residents and prevent the development being used as second homes. KLV confirmed that the homes will be managed by a RSL who will set criteria on the shared ownership homes which includes a limit on earnings, unable to afford an open market home, or already own another property. Social housing homes have to be the main residence.

9. A.O.B

9.1. No matters raised.

10. DATE OF NEXT MEETING

- Friday 17th July 2026