



Ministry of Housing,
Communities &
Local Government

**Ministry of Housing, Communities & Local
Government**

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John Tabern
Chair, St Helens Town Deal Board
john@taberngroup.co.uk

15 July 2021

Kath O'Dwyer
Chief Executive, St Helens Borough Council
KathO'Dwyer@sthelens.gov.uk

Dear Mr Tabern and Ms O'Dwyer,

St Helens Town Deal

In September 2019, the Government announced the initial 101 places invited to develop Town Deal proposals as part of the £3.6 billion Towns Fund.

St Helens was included in this initial 101 places and we were pleased to receive St Helens' Town Investment Plan in December. We are grateful for your hard work, and that of your team and Town Deal Board, in developing this set of project proposals to deliver long-term and sustainable economic growth in St Helens.

I am delighted to be offering you a Town Deal for St Helens to a value of up to £25 million. The draft Heads of Terms for this deal are attached to this letter. A list of the projects that we are content to support within this funding envelope is also attached, with conditions as appropriate; it is for St Helens to choose which projects to proceed with.

I understand that you will need to secure the agreement of the Town Deal Board to take up this offer. I would therefore request that you do so and return to us the signed Heads of Terms as confirmation by 5 August 2021. My officials are of course on hand to answer any questions you may have.

This is an exciting opportunity to come together to drive long-term economic and productivity growth in St Helens, particularly as we meet the challenges presented by Covid-19. I look forward to working with you to make St Helens' plans a reality.

Yours sincerely,

RT HON ROBERT JENRICK MP

Heads of Terms offer for St Helens

Introduction

Situated in the Liverpool City Region in the North West of England, St Helens is home to over 180,000 people. With a rich industrial heritage, St Helens is well-known for its glassmaking. In addition, it has strong cultural offers alongside homes to award-winning businesses and a firm skills and education base. Nevertheless, the town faces several key issues: Town Centre development, digital connectivity and economic buoyancy.

Government will work with St Helens Borough Council and its Town Deal Board to support the delivery of a Town Deal, with the goal of ensuring all St Helens residents have a share in the town's success.

The commitment

This document lays out the Heads of Terms offer to St Helens, under the Towns Fund. This is not a contractually binding document and the offer is subject to various conditions being met. The Heads of Terms will act as a Memorandum of Understanding for the future development and delivery of St Helens 's Town Investment Plan and project proposals. It sets out joint expectations as St Helens enters the business case development phase.

Government will provide up to a **total of £25 million from the Towns Fund**, which will be used to enable St Helens to nurture and celebrate its cultural and industrial heritage, and to build upon its creative and innovative gene in glass making and foundation-industries to innovate and do things differently, and create new opportunities, including those from the City Region.

St Helens has proposed a range of projects that will contribute towards achieving this vision. These include:

- Glass Futures Phase 2
- Town Centre Regeneration & Living
- St Helens Heritage World
- Healthy Communities
- Connected Places
- Digital Infrastructure

St Helens will need to prioritise these projects within the funding envelope being offered. Funding for individual projects will be subject to successfully completing Phase 2 of the Towns Fund process. This includes detailed project development and business case assurance at local level.

Process, governance and assurance

Local partners will work with government to demonstrate the feasibility, viability and value for money of their projects by developing and submitting the Town Deal Summary Document, including (as per the Further Guidance and Stage two guidance: business case development):

- A list of agreed projects
- Details of business case assurance processes followed for each project
- An update on actions taken in relation to the Heads of Terms key conditions and requirements
- A Delivery Plan (including details of the team, working arrangements and agreements with stakeholders)
- A Monitoring and Evaluation Plan
- Confirmation of funding arrangements and financial profiles for each project
- Undertaking Public Sector Equalities Duty analysis
- Approval from the Town Deal Board and Lead Council

St Helens should conduct project assurance in line with agreed routes for each individual project.

If the priority projects identified for funding do not progress, MHCLG cannot guarantee that funding can be assigned to alternative projects or that if it is those will be to the same value. This may result in an overall reduction in the amount of funding received.

Within two months of accepting this offer, St Helens should confirm in writing details of projects being taken forward and a plan for addressing key conditions relating to those projects and the overall Town Investment Plan. This should be sent to towns.fund@communities.gov.uk, copied to the town lead.

St Helens must then complete business cases for the projects being taken forward and submit the Summary Document within 12 months of the deal being agreed. MHCLG will then provide the agreed funding up to the maximum amount of **£25m** for those projects, provided that all conditions are met.

Signed:

Chair of the Town Deal Board

Chief Executive of lead Council

MHCLG Secretary of State / Minister

Date

ANNEX TO THE HEADS OF TERMS: PROJECTS WITHIN SCOPE OF THE TOWN DEAL

The Town Deal offer is a maximum of **£25 million** of MHCLG funding in total.

Within this maximum amount, St Helens may take forward projects selected from those listed below.

This funding will be subject to successfully completing Phase 2 of the Towns Fund process as set out in the Towns Fund Further Guidance, including detailed project development and business case assurance at local level. It is also dependent on final spending profiles, including the RDEL/CDEL split being provided, and the further project-specific conditions set out below being met.

Project	Funding offer limit	Match	Expected outputs and outcomes	Conditions	Fast track (Y/N)
<p>Glass Futures Phase 2</p> <p>The project involves the delivery of a world-class centre of excellence for medical glass production, research and development which builds upon Glass Futures Phase 1 and includes the re-purposing of Cannington Shaw</p>	£13.45m	£15m	<ul style="list-style-type: none"> Jobs Created – 45 Delivery of a centre of excellence building (sqm)- 10,000 New learners assisted – 50 Brownfield Land Reclaimed (Ha) – 2.02 	<ul style="list-style-type: none"> N/A 	N
<p>Town Centre Regeneration & Living</p> <p>The project involves the delivery of a new town centre residential proposition including town houses and apartments through the repurposing of retail and brownfield land to create a critical</p>	£9.6m	N/A	<ul style="list-style-type: none"> Brownfield land reclaimed (ha)- 4 Dwellings (Direct)- 99 Dwellings unlocked/ enabled (indirect)- 283 Leisure/ retail floorspace created (sqm) – 6764 	<ul style="list-style-type: none"> N/A 	N

mass of population and bolster the vibrancy of the town					
<p>St Helens Heritage World</p> <p>A reimagined World of Glass experience coupled with public realm enhancements, new park and digitally enabled heritage trail.</p>	£3m	N/A	<ul style="list-style-type: none"> • New Jobs Created – 40 • Visitor numbers forecasted per annum- 200 000 • New public realm created (sqm) 29 313 • New Database Names – 30 000 	<ul style="list-style-type: none"> • Provide evidence of demand • Confirm spend profile • Confirm match funding arrangements 	N
<p>Healthy Communities</p> <p>This project includes three distinct elements that all form part of the overall objective to deliver a healthier St Helens – both in terms of physical and mental well-being; a youth and community zone; a health innovation hub & public realm improvements in Victoria Square</p>	£3m	£9m	<ul style="list-style-type: none"> • Delivery of a new Youth and Community Zone (sqm)- 3861 • Repurposed civic asset and creation of new health innovation hub (sqm) – 4370 • Brownfield land reclaimed (ha)- 1.2 • New jobs created- 51 • Young people supported/ visits per annum – 78,000 • Number of new learners assisted- 120 pa 	<ul style="list-style-type: none"> • N/A 	N
<p>Connected Places</p> <p>An overarching Connected Places programme for the Town Centre which includes enhancements to key public transport nodes including a new bus station, public realm upgrades</p>	£7m	N/A	<ul style="list-style-type: none"> • Creation of improved bus station (sqm)- 8787 • Enhanced public realm created (sqm) - 18049 • Creation of new cycle hub in town centre- 1 • Creation of new pedestrian/ cycle links over linkway- 4 minimum 	<ul style="list-style-type: none"> • N/A 	N

to St Helens Central, the creation of enhanced permeability, way-finding and public realm town centre wide, and provision of pedestrian and cycle connections traversing the 'Concrete Collar' of St Helens Linkway (A58)					
Digital Infrastructure Provision of full fibre broadband across St Helens borough to link in with the proposed Liverpool City Region Backhaul Network	£2.5m	£24m	<ul style="list-style-type: none"> • Construction Jobs Created-100 • Homes Connected to Full fibre- 42 500 • Businesses connected to full fibre – 4 780 	<ul style="list-style-type: none"> • N/A 	N

General conditions

There are also the following requirements for the process and governance:

- **Assurance:** The business cases for each project will be taken through St Helens Borough Council, in line with local assurance processes.
- **Public Sector Equalities Duty (PSED) and other assessments:** St Helens Borough Council will undertake programme-wide level impact assessment, relevant project-level impact assessment to meet their Public Sector Equalities Duty as well as carry out relevant Environmental Impact Assessments.

If the priority projects identified for funding do not progress, MHCLG cannot guarantee that funding can be assigned to alternative projects or that if it is those will be to the same value. This may result in an overall reduction in the amount of funding received.

Within two months of accepting this offer, St Helens should provide the following information to towns.fund@communities.gov.uk, copied to the town lead (annex a in business case guidance):

- Details of the projects being taken forward (including for each project the capital/revenue split and the financial profile)
- Overall capital/revenue split and financial profile for the Town Deal
- A plan for addressing key conditions relating to those projects and the overall Town Investment Plan.

St Helens must complete business cases for the projects being taken forward and submit the Town Deal Summary Document within 12 months of accepting this offer. Business cases should follow the Lead Council's usual assurance processes and be undertaken in partnership with the Town Deal Board.

If the town wishes to alter the projects being developed, change them for other projects, or otherwise depart from the conditions placed on the projects above, they will inform the Towns Hub as soon as possible setting out clear justifications and evidence. A form for requesting such changes is in the business case guidance.