



## **Avis Way and North Quay Business Forum**

10<sup>th</sup> April 2019

Veolia Energy Recovery Centre, North Quay, Newhaven

### **1 – Update on Newhaven Enterprise Zone**

- CD gave an update on the latest context for the EZ following the change in LEP boundaries. There will be a special purpose vehicle formed to deliver the EZ and this will allow for a wider influence and possible acquisition of property and land.
- The DfE has indicated that East Sussex College Group are a preferred partner (subject to full business case acceptance) to take on the UTC building but this is unlikely to be fully effective before the new academic year
- The Road works for the new Port Access Road have started and CD will be meeting with BAM, the contractors as a member of the Port Access Road Liaison Group. If there is anything you wish to be raised, please let CD know. Meeting is on 20<sup>th</sup> May.
- The Port Company (NPP) are keen to engage with the EZ and the town on opportunities for port related development and contributing the wider appeal of Newhaven as a destination.
- North Quay is about to go on market. The Port are the Freeholders with a long lease that is currently being sold by Threadneedle Investments. Sale particulars are available from Flude Commercial.
- There are opportunities to access funding from Government through the SELEP Sector Support Funds to pump prime the work needed on Avis Way and North Quay

**Action 1:** Identify priorities to use as part of a Bid for funding

### **2 – Actions from Meeting 1 (29/01/19)**

The first meeting produced a long list of actions and ideas and these can be distilled into 4 main areas:

1. Public Realm
2. Ownership and responsibilities
3. Inter-trading
4. Lobbying and representation

It had been agreed to explore Items 1 and 2 first

### 3 – Public Realm

On 19/03/19 a group of businesses from Avis Way and North Quay walked the two estates to explore, identify and discuss the areas of the public realm that needed attention and to start to look at priorities for work.

Following the walk a SWOT was completed that showed that there are some quick wins and opportunities for immediate impact:

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>Willingness to engage</li> <li>Good range of representation</li> <li>Not too much to do</li> <li>Small site</li> <li>Knowledge of key contacts</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>Funding</li> <li>Resources</li> <li>Small site</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Use Public Funding</li> <li>Use local suppliers</li> <li>Quick wins – signs and verges</li> <li>Ownership of North Quay</li> <li>Link to Station and Town</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>Funding</li> <li>Promises not met</li> <li>Mineral and Waste uses on North Quay</li> <li>Ownership of North Quay</li> </ul>

The walk identified a number of issues and these were put into the following order of priority for attention:

1. Signage and wayfinding
2. Pavements and Verges, Bollards and Parking
3. Culverts and Drainage- Buildings – especially semi-derelict site owned by LDC which could be disguised by hoarding and the landscaping improved
4. Pedestrian Access – may be improved with signage. Need to lobby ESCC Highways

**Action 2:** The EZ team to investigate costs, as well as responsible parties, to address the first 2 items

**Action 3:** LDC to be invited to the next meeting of the Forum to discuss plans for property portfolio on Avis Way and North Quay

**Action 4:** The Environment Agency to be invited to a future meeting of the Forum to discuss a whole area maintenance and works strategy for drainage culverts, ditches and flood defences

### 4 – Ownership and Responsibilities

Following the first meeting, Flude Commercial had been instructed to identify the long-, free- and significant lease-holders of sites on Avis Way and North Quay

This work is attached to these Notes, for information only by members of the Forum (**Action:** attach)

## 5 – Other Priorities

5.1 – Inter-trading: a number of businesses and other providers have requested access to the Forum. It was agreed that we continue to focus on internal issues to the occupiers although inter-trading to be encouraged between occupiers

5.2 – Lobbying and Representation: there is already a growing awareness by local authority and other agencies of Avis Way and North Quay as having a ‘voice’ from the work so far of the Forum. It was agreed to hold off any formal constitution of the group until after the EZ Company is established

5.3 – HR Forum: CD outlined the possibility of forming a business HR Forum (open to all business in Newhaven). The first meetings with businesses in 2018 had centred on Place, Premises and People. Place and Premises are being addressed by the formation of the Avis Way and North Quay Forum, some work in the Town Centre and the creation of a group to bring together businesses accessed through Beach Road and environs.

There was a willingness to participate in a HR Forum

**Action 5:** EZ to set date, venue and invite attendees

5.4 – NEZ Employment and Skills group: The EZ is leading with a group of key skills providers, stakeholders and influencers to address employment and skills issues of the town and businesses. This issues and opportunities presented by this group may be reflected in the discussions and presentations at the proposed HR Forum.

### Attendees:

- Bright-Tech Investments
- Day Group
- Fludes Commercial
- Interface 2 Ltd
- Roche Diagnostics
- Sylvania Lighting
- Tomsetts Transport Ltd
- Veolia

### Actions:

1. Identify priorities to use as part of a bid to fund the implementation of an Avis Way and North Quay Estates improvement plan.
2. The EZ team to investigate costs, as well as responsible parties, to address Signage and wayfinding; Pavements and Verges, Bollards and Parking (as part of a wider estate improvement plan)
3. LDC to be invited to the next meeting of the Forum to discuss plans for property portfolio on Avis Way and North Quay
4. The Environment Agency to be invited to a future meeting of the Forum to discuss a whole area maintenance and works strategy for drainage culverts, ditches and flood defences
5. EZ to set date, venue and invite attendees for HR Forum

*Would anyone be able to host the next meeting?*