



Ministry of Housing,  
Communities &  
Local Government

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**Luke Hall MP**

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3 March 2021

Dear Mr Cropley and Ms Barsby,

**Mansfield 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.

Mansfield was included in this initial 101 places and we were pleased to receive Mansfield's Town Investment Plan in October. 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 Mansfield.

I am delighted to be offering you a Town Deal for Mansfield to a value of up to £12.3 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 Mansfield 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 24 March 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 Mansfield particularly as we meet the challenges presented by Covid-19. I look forward to working with you to make Mansfield's plans a reality.

Yours sincerely,

LUKE HALL MP

## **Heads of Terms offer for Mansfield**

### **Introduction**

Mansfield is a historic market town, with a rich industrial and cultural heritage, facing challenges with social mobility, health inequalities, constraining infrastructure, town centre decline and low educational attainment. It aims to be recognised as a destination of choice for living, working and learning.

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

### **The commitment**

This document lays out the Heads of Terms offer to Mansfield, 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 Mansfield's Town Investment Plan and project proposals, and sets out our joint expectations as we enter the business case development phase.

Government will provide up to **a total of £12.3 million from the Towns Fund**, which will be used to create an ambitious, vibrant and confident place. The vision is underpinned by five themes: Town Centres, Skills and Growth, Transport and connectivity, Health and wellbeing and Identity and brand.

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

- Destination Mansfield (investing in parks and sports facilities)
- Warsop Community Leisure Hub
- Destination Mansfield branding programme
- A future technology skills and knowledge exchange centre
- Woodhouse micro-tech units
- A new multi-agency Civic Hub for public services
- Student accommodation to support higher education roll out
- Warsop Heritage Action Zone to support reinvigorating Warsop town centre
- Smart Mansfield (improving digital infrastructure)
- Cycling infrastructure improvement

Mansfield 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

Mansfield should conduct project assurance in line with agreed routes for each individual project, and should provide a future engagement plan for public and private sector stakeholders.

If the priority projects identified for funding do not progress, we 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, Mansfield 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](mailto:towns.fund@communities.gov.uk), copied to the town lead.

Mansfield 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 **£12.3 m** for those projects, provided that all of the conditions are met.

Signed:

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Chair of the Town Deal Board

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Chief Executive of lead Council

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MHCLG Secretary of State / Minister

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Date

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

Our Town Deal offer is a maximum of **£12.3 million** of MHCLG funding in total.

Within this maximum amount you 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)
<b>Destination Mansfield</b> investing in parks and sports facilities	£3.5m	N/A	<ul style="list-style-type: none"> <li>1 new community facility</li> <li>1 remediated site</li> <li>5,465 improved residents' perception</li> <li>5,465 number of visitors to events and venues</li> <li>5,465 people undertaking over 30 minutes of exercise a week</li> </ul>	<ul style="list-style-type: none"> <li>Planning permission obtained.</li> <li>Provide delivery plans – including detailed risks, mitigations, interdependencies and milestones. Plans to also include explanation of clear and quantified outputs/outcomes and methodology for measurement and evaluation.</li> </ul>	N
<b>Warsop Community hub</b> A new hub with a gym, exercise studio and swimming pool	£3m	£3.6m	<ul style="list-style-type: none"> <li>1 new community centre</li> <li>2,500 visitors to events and venue</li> </ul>	<ul style="list-style-type: none"> <li>Provide confirmation of funding from Sport England.</li> <li>Provide delivery plan showing costings and outputs/outcomes, demonstrating how they link to the intervention framework.</li> <li>Quantify outcomes.</li> </ul>	N
<b>Destination Mansfield branding programme</b> Re-define the district and use of the urban centres, drawing on eg its local history	£0.5m	N/A	<ul style="list-style-type: none"> <li>1 research project to identify branding needs of Mansfield</li> <li>1 destination branding strategy</li> <li>2 new cultural events taking place each year</li> <li>5,666 residents' perception</li> <li>Improved perception by businesses</li> <li>5,666 increased visitors</li> </ul>	<ul style="list-style-type: none"> <li>Provide clear and detailed delivery plan for different project workstreams, for example, events.</li> <li>Provide further information on costings, outputs, outcomes.</li> </ul>	Y
<b>Knowledge exchange centre</b>	£5.7m	£0.65m	<ul style="list-style-type: none"> <li>Increased capacity and access to 1 new</li> </ul>	N/A	N

A future technology skills and knowledge exchange combining FE and university expertise			<p>and improved training facility</p> <ul style="list-style-type: none"> <li>• Availability of 3 new specialist equipment</li> <li>• Increased and closer collaboration with 8 employers</li> <li>• Increased breadth of local skills offer - TBC</li> <li>• 15 enterprises utilising commercial spaces</li> <li>• 3,910 new learners assisted</li> <li>• 2,275 learners gaining relevant experience/ being 'job ready'</li> <li>• 60 start-ups using business incubation/co-working spaces</li> </ul>		
<b>Mansfield Woodhouse micro-tech units</b> Commercial floorspace provision	£0.51m	£0.03m	<ul style="list-style-type: none"> <li>• 290 sqm urban regeneration</li> <li>• 290 sqm enterprise infrastructure</li> <li>• 4 business counts</li> <li>• 12 gross/10 net permanent employment opportunities</li> <li>• 486,320 GVA per annum</li> </ul>	N/A	Y
<b>Mansfield Connect</b> A new multi-agency Civic Hub for public services	£6m	£1m	<ul style="list-style-type: none"> <li>• 14,760 sqm urban regeneration</li> <li>• 700 sqm arts, heritage &amp; culture</li> <li>• 1 provision of skills infrastructure</li> <li>• 50 gross/40 net new jobs</li> <li>• Increased spend in town centre of £0.74m</li> <li>• 15 enterprises utilising commercial spaces</li> <li>• £2m GVA</li> </ul>	<ul style="list-style-type: none"> <li>• Identification of a suitable site and commitment of other public services.</li> <li>• Confirming level of match funding (from sale of site)</li> <li>• Provide detailed delivery plans – including detailed risks, mitigations, interdependencies and timeframes.</li> </ul>	N
<b>Mansfield student accommodation</b> Renovating an existing building to support the roll out of higher education by Nottingham Trent University	£0.87m	N/A	<ul style="list-style-type: none"> <li>• 1 development of high-quality student accommodation</li> <li>• 36 new learners assisted</li> <li>• Improved residents' perceptions</li> <li>• 30 new town centre residents</li> </ul>	<ul style="list-style-type: none"> <li>• Revise outputs and outcomes</li> <li>• Provide detail on delivery milestones and timescales.</li> </ul>	N

<b>Warsop Heritage Action Zone</b> supporting reinvigorating Warsop town centre	£0.5m	£0.5m	<ul style="list-style-type: none"> <li>• 1 programme of grants to support local SME's/employers in key sectors</li> <li>• 3 vacant properties that are occupied</li> <li>• 3 business counts</li> <li>• Increased GVA</li> <li>• Employment in 10 vacant units</li> <li>• Employment increase in existing businesses - TBC</li> </ul>	<ul style="list-style-type: none"> <li>• Provide delivery plan, as well as quantified outcomes.</li> </ul>	N
<b>Smart Mansfield</b> Improving the digital infrastructure by implementing 5G	£2m	N/A	<ul style="list-style-type: none"> <li>• 1 specialist digital technologies</li> <li>• 1 LPWAN network installed</li> <li>• 1 Mansfield wayfinding platform</li> <li>• 1 internet access and usage by businesses</li> <li>• People who work remotely at least some of the time - TBC</li> <li>• Perception of the place by businesses - % TBC</li> </ul>	<ul style="list-style-type: none"> <li>• Provide delivery plan, with clear output/outcomes, risks, delivery milestones.</li> </ul>	N
<b>Cycling infrastructure improvements</b>	£1.95m	N/A	<ul style="list-style-type: none"> <li>• 1 cycle parking</li> <li>• 10 Town Centre improvements</li> <li>• 3 cycle lanes</li> </ul>	<ul style="list-style-type: none"> <li>• Provide delivery plan, setting out risks, outputs and outcomes, milestones and costing analysis.</li> </ul>	N

## General conditions

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

- **TIP improvements:** Provide a future engagement plan for public and private sector stakeholders.
- **Assurance:** The business cases for projects will be taken through Mansfield District Council in line with local assurance processes.
- **Public Sector Equalities Duty:** Mansfield will undertake programme-wide level impact assessment, relevant project-level impact assessment and relevant Environmental Impact Assessments.

If the priority projects identified for funding do not progress, we 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 you receive.

Within two months of accepting this offer, you should provide the following information to [towns.fund@communities.gov.uk](mailto: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.

Mansfield must complete business cases for the projects you are taking forward and submit the Town Deal Summary Document within 12 months of accepting this offer. MHCLG expects the Lead Council to complete business cases following its usual assurance processes and in partnership with the Town Deal Board.

If Mansfield 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.