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**North East
Derbyshire**
District Council

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Date: Wednesday, 21 April 2021

To: **All Members of the Clay Cross Town Board**

You are invited to attend the next meeting of the Clay Cross Town Board to be held on **Friday, 30 April 2021 at 9.00 am by Conference Call**. Access credentials to the meeting will be sent to you separately. The public parts of the meeting will be streamed from the Council's website.

Virtual Attendance and Hybrid Meetings

I have provided the Leader and Deputy Leader with advice on the holding of "hybrid" meetings outlining the risks including to employees dealing with the Chamber and to Members. Hybrid meetings are those where some attendance is in person in the Council Chamber and some is virtual. I would encourage you all to attend virtually. Accordingly if you attend in person you will be deemed to have accepted the following disclaimer as applying.

Risk Assessment Disclaimer

When attending this meeting in person, I confirm that I have read and understood the contents of each of the following risk assessments and agree to act in line with its content.

- RA – Return to Work Mill Lane Covid 19 V13
- Mill Lane Coronavirus Control Measures V8

Both documents have been emailed to Members and are available on the Modern.Gov App library.

The same advice is given to officers who are also encouraged to participate in the meeting remotely.

Yours sincerely



Joint Head of Corporate Governance and Monitoring Officer

AGENDA

1 Apologies for Absence

2 Declarations of Interest

Members are requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

3 Minutes of Last Meeting (Pages 4 - 8)

To approve as a correct record and the Chair to sign the Minutes of the Clay Cross Town Board meeting held on 5 March 2021.

4 Accelerated Project Update (Pages 9 - 11)

Report of Gill Callingham – Director of Growth and Economic Development

a. Art Project Update

Verbal Update

5 New Board Members - Ratification

Karl Apps - Head of Economic Development, Regeneration and Housing Delivery – Verbal Update

6 Ten Projects to be Taken Forward (Pages 12 - 15)

Karl Apps – Head of Economic Development, Regeneration and Housing Delivery

7 Any Other Business

8 Exclusion of Public

The Chair to move:-

That the public be excluded from the meeting during the discussion of the following item of business to avoid the disclosure to them of exempt information as defined in Paragraph 3, Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006).

9 Business Case Development Consultants

Gill Callingham – Director of Growth and Economic Development – Verbal Update



***We speak
your language***

Polish
Mówimy Twoim językiem

French
Nous parlons votre langue

Spanish
***Hablamos su
idioma***

Slovak
***Rozprávame Vaším
jazykom***

Chinese
我们会说你的语言

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CLAY CROSS TOWN BOARD

MINUTES OF MEETING HELD ON FRIDAY, 5 MARCH 2021

Present:

Gary Golden (Chair) (in the Chair)
Councillor Carolyn Renwick (Vice-Chair)

Councillor Nigel Barker – Councillor for NEDDC
Councillor Jeremy Kenyon – NEDDC
Councillor Gerry Morley – NEDDC
Gill Callingham – Director of Growth & Economic Development at NEDDC
Tom Goshawk – D2N2 LEP
Andy James – Sport England
Andrew King – Treasurer for Clay Cross Town Centre Group
Councillor Tony King – Councillor for Derbyshire County Council and Cabinet
David Malone – Chesterfield College
Lee Rowley – MP for North East Derbyshire

Also Present:

Karl Apps	Head of Economic Development, Regeneration and Housing Delivery
Lee Hickin	Joint Director of Corporate Resources and Head of Paid Service
Melanie Phythian	MHCLG
Alison Westray-Chapman	Interim Head of Economic Development – DCC
Bryan Harrison	Senior Regeneration Officer and Urban Designer
Joe Bradley	Executive Assistant
Asher Bond	Governance

CXT Apologies for Absence

B/61/

20- There were no apologies for absence received.

21

CXT Declarations of Interest

B/62/

20- There were no declarations of interest.

21

CXT Minutes of Last Meeting

B/63/

20- RESOLVED – That the Minutes of the Meeting of the Clay Cross Town Board held on 6 November 2020 be approved as a correct record and signed by the Chair.

21

CXT Funding Announcement

B/64/

20- The Town Board received a verbal update from the Head of Economic Development, Regeneration and Housing Delivery who informed the Board that they had secured £24.1 million funding for their ten projects to kick-start town regeneration. Three of these projects had attached conditions which

required a response within three weeks. The Officer would work with the Chair, Vice Chair and wider Board, where necessary, to formulate a response.

The Head of Economic Development, Regeneration and Housing Delivery thanked the Board and Nexus Planning for their help in securing the funding.

Melanie Phythian offered her congratulations to the Board and explained that they had until the 17th March 2021 to agree to the offer and terms. Within two months of accepting the offer, the Board would have to address the conditions and provide additional information related to the projects.

Melanie Phythian would have a further discussion with the Head of Economic Development, Regeneration and Housing Delivery, and the Director of Growth and Economic Development, in relation to the next stages of the process.

The Board would receive the Heads of Terms and Business Case Guidance documents following the end of the Meeting.

The Town Board heard that the three projects with attached conditions were the low carbon housing, low carbon energy network strategy, and rail station feasibility study.

There was a wide consensus of thanks directed to the Chair for securing the funding, and to Melanie Phythian for guiding the Board through the process.

RESOLVED – That the update be noted.

CXT B/65/20-21 Clay Cross Town Board Accelerated Project Update

Board Members received an update on the progress made with projects funded by the Accelerated Projects budget.

The Head of Economic Development, Regeneration and Housing Delivery informed the Board that that they had received £500,000 to aid funding for four projects; the demolition of the Bridge Street Depot, the demolition of a former junior school, the purchase of DCC's former constabulary building, and the public art programme.

The Town Board heard that the demolition of the Bridge Street Depot had already begun as the Board had taken the decision that it was no longer fit for purpose. The next stage of this project would involve putting in place planning for a low carbon usage commercial space.

It was stated that the demolition of the former junior school and the purchase of DCC's former constabulary building could not be completed by the original 31st March 2021 deadline, but that these projects would continue into the next fiscal year.

For the public art programme, the ventilation shafts on Market Street had been re-plastered to allow for the projection of a light project. Due to the difficulties involved in holding the event during the Covid 19 Pandemic, it was suggested that the final light show should be delayed until a point when

greater community engagement could be ensured. With this in mind, the Town Board were provided with the provisional dates of holding the event between the 22nd and 26th September 2021.

Members of the Town Board discussed the public art programme in detail and asked if they could meet with individuals who had contributed to the programme in order to express their thanks and appreciation. Members also suggested holding exhibitions before the final event to generate increased interest.

The Clay Cross Town Board also enquired about the progress that had been made on the purchase of DCC's former constabulary building. It was stated that the Head of Economic Development, Regeneration and Housing Delivery had been having discussions with DCC to establish the mechanism for having the building valued and transferred into NEDDC ownership. The Town Board heard that the building would be repurposed and that there were no plans to demolish it.

RESOLVED - That

- Board Members noted the positive progress made on all accelerated projects.
- Board Members agreed to delay the projections from March to the summer to reflect the projected easing of the National lockdown and ensure greater community engagement.

CXT Working Group

B/66/

20-

21

Councillor C Renwick, Portfolio Holder for Economic Growth, informed the Town Board of the new proposed Combined Communities and Communications working group, and proposed that Councillor Alan Powell, Portfolio Holder for Housing, Communities and Communications, should take a lead on this due to his experience within the communications sector. Members of the Board were also reminded that establishing this working group was a condition of receiving the funding.

The Town Board discussed the proposed working group and if there would be an available role for Parish Councils. Members were informed that the nature of the proposed working group would enable it to be open to the wider community, including Parish Councils, and that Councillors Reader and Rouse had already expressed an interest in joining the working group.

RESOLVED – That the update be noted.

CXT Clay Cross Town Board Communications Strategy

B/67/

20-

21

The Director of Growth and Economic Development presented the report to the Town Board, which covered the future Communications Strategy including a basic communications plan to be populated by the new communities and communications working group.

Members of the Board also heard that members for the new working group were required, including one Member from the Clay Cross Town Board.

In addition to this, the Officer was also looking to involve a number of businesses that were skilled in communications and would be meeting with a number of these on the afternoon of Friday 5th March 2021.

It was also stated that a new LinkedIn profile had been created for the Clay Cross Town Fund.

Following this, Members discussed the potential for using the public art programme's ventilation shaft as a means of keeping local residents informed on the Council's activities and events but recognised that the projections would only be effective in the dark, limiting the success of a permanent display.

There were also suggestions made that the art group should be involved in the proposed working group.

Melanie Phythian reminded the Town Board that there was still support available from the town funds delivery partner.

RESOLVED

- That the Clay Cross Town Deal Board note the contents of the report
- That the Clay Cross Town Deal Board agrees to the Communications Strategy

CXT Board Members' Recruitment

B/68/

**20-
21**

The Head of Economic Development, Regeneration and Housing Delivery updated the Town Board on the recruitment process for new private sector Board members.

Members heard that three individuals had been identified, two of which had met with both the Chair and the Vice Chair, and that the Officer would submit a report to the next meeting identifying the proposed individuals to the Board.

The Board welcomed the recruitment process, and agreed that increasing private sector representation on the Board would add value to the Clay Cross Town Deal Board.

RESOLVED – That the update be noted.

CXT Clay Cross Town Investment Plan - The Way Forward

B/69/

**20-
21**

The Director of Growth and Economic Development presented the report setting out the next steps in the delivery of the Clay Cross Town Investment Plan.

The Officer explained that although they had been allocated funding, they still needed to take certain steps to secure it. These steps included providing more detail and a business case on each of the ten projects.

Members heard that the Officer would be looking to appoint consultants to work on the business cases and that they had 12 months to submit these. Some business cases could be put forward as a group at an earlier date if they were ready before the others. The Officer would bring this back to the Board if it became a viable option.

It was stated that the Board had to accept the initial offer by the 17th of March 2021. Tom Goshawk offered support to the Board in this process, including completing business cases, as they had experience within this area.

RESOLVED – That progress made to date and the proposed way forward be noted

CXT **Any Other Business**

**B/70/
20-
21**

There was no other business discussed at the meeting.

The Board noted that the date of the next meeting was scheduled for 30 April 2021.

CXT **Exclusion of Public**

**B/71/
20-
21**

RESOLVED – That the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information as defined in Paragraph 3, Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006).

CXT **Additional Capacity Funding**

**B/72/
20-
21**

The Clay Cross Town Board received a report which informed Board Members of the request for additional capacity funding to support business case development and assurance.

RESOLVED – That the Board notes the content of this report.

CXT **Clay Cross Town Board Business Case Development and Business Assurance**

**B/73/
20-
21**

The Town Board was updated on the tendering progress for additional capacity funding to support business case development and assurance.

RESOLVED

- That the Clay Cross Town Board note the contents of the report.
- That the Clay Cross Town Board note the tender specification for the business case development and business case assurance (Appendix one and two)

North East Derbyshire District Council

Clay Cross Town Board

Friday 30th March 2021

Accelerated Projects Update

Report of Gill Callingham, Director of Growth and Economic Development

Purpose of the Report

- To update Board members on progress made with projects funded by the Accelerated Projects budget

1 Report Details

- 1.1 On 25th September 2020 central government confirmed the approval of £500k to be used on bringing forward a number of projects identified in the Clay Cross Town Investment Plan.
- 1.2 A condition of the original funding offer was that all proposed projects had to be completed by 31st March 2021, and all expenditure defrayed. Because of difficulties for a number town team locations to progress their proposals, due mainly to the impact of Covid and local authority capacity, this deadline has now been extended to March 2022.
- 1.3 The projects being delivered by the project team are:
- Relocation of tenants from Bridge Street depot and site clearance
 - Demolition of the former junior school
 - Purchase of former Constabulary building on Market Street
 - Public art programme

Since the previous report, NEDDC officers have been developing a further option, the purchase of a former snooker club on Broadleys.

1.4 Bridge Street Depot

The site has been fully cleared to provide a 1.2 acre development platform which could accommodate a commercial development of approximately 20,000 sq ft. An options appraisal has been carried out, with three options under consideration. The preferred option will form part of an outline planning application by May/June.

1.5 **Demolition of the former junior school**

A demolition contractor has been procured, and it is anticipated that works will begin on site in August 2021, completion programmed for October 2021.

1.6 **Public art programme**

This is a separate agenda item

1.7 **Purchase of the former constabulary building**

DCC and NEDDC have agreed the principles of sale and the next step will be to secure an independent valuation of the building.

1.8 **Purchase of former snooker club**

The former snooker club on Broadleys has been vacant and unused for a number of years and is falling into disrepair. It is in the heart of the Clay Cross Town Deal area, and is adjacent to NEDDC's Marx Court accommodation. If a potential underspend in the £500k begins to emerge, an option to purchase this site could be considered. A valuation has been carried out, and dialogue is underway with the former trustees of the club.

2 Conclusions and Reasons for Recommendation

2.1 In conclusion, all accelerated projects are progressing well and are on programme.

3 Consultation and Equality Impact

3.1 All of the above projects are central to interventions contained in the Clay Cross Town Investment Plan which has been the subject of a comprehensive consultation exercise

4 Alternative Options and Reasons for Rejection

4.1 No other options deliverable in the given timeframe

5 Implications

5.1 Finance and Risk Implications

5.1.1 All projects will be delivered within the £500k budget established. The significant risk of additional costs due to unknowns during demolition has not emerged.

5.2 Legal Implications including Data Protection

5.2.1 None

5.3 Human Resources Implications

5.3.1 None

6 Recommendations

6.1 For Board members to note the positive progress made on all accelerated projects

North East Derbyshire District Council

Clay Cross Town Deal Board

Friday 30th March 2021

Ten Projects to be taken forward

Report of Karl Apps Head of Economic Development, Regeneration and Housing Growth

This report is public

Purpose of the Report

- That Clay Cross Town Deal Board endorses the ten projects identified in the Town Investment Plan to be taken to full business case development.

1 Report Details

- 1.1 The Clay Cross Town Deal Board (CCTDB) and NEDDC Cabinet 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.
- 1.2 The Town Investment Plan identified ten projects that the CCTDB wishes to progress as part of the Clay Cross Transformation. These projects are shown below:

Project	Expected outcomes
Market Street Regeneration Phase 1 of a mixed-use redevelopment within the town centre for commercial, retail, leisure and residential purposes	<ul style="list-style-type: none">• 3,100sqm of commercial space• 40 new homes• 5,000sqm of new or improved public realm• 2,500sqm of land brought back into use• Increased footfall p.a. in the town centre by 200,000• Improved perception of place - % TBC
Bridge Street Regeneration Phase 2 of the town centre regeneration, including potential relocation of the bus station, improving linkages with adjacent retail areas, and providing new residential and	<ul style="list-style-type: none">• 1,700sqm of commercial space• 40 new homes• 2,000sqm of new or improved public realm• 2ha of land brought back into use• 200m of enhanced linkages

commercial space	<p>across the town centre</p> <ul style="list-style-type: none"> • Improved perception of place - % TBC
<p>Clay Cross Creative Repurposing historic buildings to establish a creative sector-led community asset for enterprise, performance and activity</p>	<ul style="list-style-type: none"> • Creation of 34 jobs • 1,200sqm of workspace • 20 enterprises using the space • 10 start-ups and/or scale-ups utilising business incubation, acceleration and co-working spaces • 15,000 visitors to arts, cultural and heritage events and venues
<p>Clay Cross Skills and Enterprise Hub Development of a new and refurbished space for a skills training and enterprise hub for key employers in the area, SMEs and residents</p>	<ul style="list-style-type: none"> • 1,200sqm of new education and enterprise facilities • 2,000 new learners assisted over a five-year period • 30 enterprises utilising the space • 50% of working age population with qualifications
<p>Sharley Park Active Community Hub (inc. energy project) Development of a new leisure facility with complementary health/community services and incorporating an energy demonstrator project</p>	<ul style="list-style-type: none"> • Upgraded leisure and health/community facility • New and upgraded pedestrian and cycle ways: TBC • New energy efficient infrastructure: TBC • Improved perception of place by residents, businesses and visitors - % TBC • Increased physical activity - % TBC
<p>Clay Cross Connections Town centre works to reduce the adverse impacts of traffic on the street environment and improve key pedestrian and cycle links</p>	<ul style="list-style-type: none"> • 5km of new and upgraded pedestrian and cycle ways • 8ha of redeveloped abandoned or dilapidated sites • 2ha of new public spaces • 500 residents participating in activity • Improved vehicle flow - % TBC • Perceptions of place by residents - % TBC
<p>Low Carbon Industrial Workspace Delivery of new, high quality small scale industrial space for lease promoting net zero carbon</p>	<ul style="list-style-type: none"> • 3 redeveloped abandoned or dilapidated sites • 4400sqm of commercial floor space • 200sqm increase in shared workspace • Land values – TBC • Perceptions of place by residents - % TBC • Number of enterprises utilising

	high quality, affordable and sustainable commercial spaces - TBC
Low Carbon Housing Delivery of new, sustainable housing, bringing derelict and underused land back into use	<ul style="list-style-type: none"> • 2.5ha of redeveloped abandoned or dilapidated sites • 100 new energy efficient homes • Energy/fuel cost savings - % TBC • Land values - TBC
Low Carbon Energy Network Strategy Feasibility study and phase 1 of associated infrastructure works exploring scope for ground source heat, hydrogen ready technology and a district heating network	<ul style="list-style-type: none"> • TBC
Rail Station Feasibility Commissioning detailed work to investigate the feasibility of reinstating a train station within Clay Cross	<ul style="list-style-type: none"> • TBC

2 Conclusions and Reasons for Recommendation

- 2.1 The projects identified in 1.2 were submitted as part of the Clay Cross Town Investment Plan. These have been initially supported but require a full business case to release the funding
- 2.2 The ten projects will deliver transformational change in Clay Cross and to secure the full £24.1m all will need to progress to full business case.

3 Consultation and Equality Impact

- 3.1 The projects were widely consulted upon as part of the Clay Cross Town Investment Plan development and submission.

4 Alternative Options and Reasons for Rejection

- 4.1 To not progress the ten identified projects has been rejected as this would mean reducing the funding Clay Cross receives.
- 4.2 Much of the projects within Clay Cross are interdependent so it is not suitable to reduce the projects being developed.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 The financial implications have been covered in this report.

5.2 Legal Implications including Data Protection

- 5.2.1 There are no legal implications as a result of this report.

5.3 Human Resources Implications

5.3.1 This work will be included within existing officer workloads

6 Recommendations

6.1 That the Clay Cross Town Deal Board endorses the ten projects identified in 1.2 to be taken to full business case development.