

# Public Document Pack



**North East  
Derbyshire**  
District Council

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Date: Wednesday, 27 October 2021

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

You are invited to attend the next meeting of the Clay Cross Town Deal Board to be held on **Friday, 5 November 2021 at 9.00 am by Zoom Meeting Platform**. Access credentials to the meeting will be sent to you separately.

Yours sincerely

A handwritten signature in cursive script that reads "Sarah Steuberg".

Assistant Director of Governance and Monitoring Officer

## **A G E N D A**

### **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 3 - 7)**

To approve as a correct record and the Chair to sign the Minutes of the Clay Cross Town Board held on 24 September 2021.

### **4 Key Risks and Issues (Pages 8 - 15)**

Appendix 2 – to follow

### **5 Procurement**

Presentation

### **6 Creative Hub (Pages 16 - 21)**

Update Report

7 **Low Carbon Report** (Pages 22 - 23)

8 **Any Other Business**

9 **Exclusion of Public**

The Chair to move:-

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).

10 **Early Release Funding Update** (Pages 24 - 27)

## We speak your language

Polish

*Mówimy Twoim językiem*

Romanian

*Vorbim limba dumneavoastră*

Urdu

ہم آپ کی زبان بولتے ہیں

Chinese

我们会说你的语言



North East  
Derbyshire  
District Council



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## **CLAY CROSS TOWN DEAL BOARD**

### **MINUTES OF MEETING HELD ON FRIDAY, 24 SEPTEMBER 2021**

#### **Present:**

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

Peter Alford	- Amion Consulting
Councillor Nigel Barker	- NEDDC
Councillor Charlotte Cupit	- NEDDC
Councillor Alex Dale	- NEDDC
Lee Hickin	- Director of Operations and Head of Paid Service
Nick Holland	- Minofern Ltd
Councillor Jeremy Kenyon	- NEDDC
Andrew King	- Treasurer – CX Town Centre Group
Councillor Tony King	- DCC
Robert Murdoch	- Worcester Bosch
Alexander Pymm	- representing Lee Rowley MP
Graham Russell	- Amion Consulting
Maria Salcedo	- Amion Consulting

#### **Also Present:**

Karl Apps	- Assistant Director Economic Development, Regeneration and Housing Delivery
Gill Callingham	- Director of Growth and Economic Development
Bryan Harrison	- Senior Regeneration Officer and Urban Design
Melanie Phythian	- Department of Business, Energy and Industry
Asher Bond	- Governance Officer

#### **CXT    Apologies for Absence** **B/19/**

**21-** Apologies were received from David Malone and Tony Walker. It was also  
**22** noted that Councillor King may be required to leave the meeting early.

#### **CXT    Declarations of Interest** **B/20/**

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

There were no declarations of interest at this meeting.

#### **CXT    Minutes of Last Meeting** **B/21/**

**21-** RESOLVED – That the Minutes of the Clay Cross Town Board held on 30  
**22** April be noted by the Chair.

**CXT     Board Replacement**

**B/22/**

**21-     Board considered proposals to replace Councillor Dale on the board with**  
**22     Councillor Cupit due to his commitments on Derbyshire County Council's**  
          (DCC) Cabinet. Councillor Dale stressed the importance held by the Board  
          and that he would continue to take an interest and hold discussions outside of  
          the meeting.

It was noted that Councillor Cupit would be able to bring local knowledge to  
the Board due to her role as a Councillor within the area.

Members agreed that rather than replace Councillor Dale, Councillor Cupit  
should be added onto the Board as an additional Member.

**RESOLVED –**

1. That CCTDB noted the contents of the report;
2. That the CCTDB endorsed Councillor Cupit as an additional Board  
Member in addition to keeping Councillor Dale on the Board.

**CXT     Terms of Reference Update**

**B/23/**

**21-     The Assistant Director for Economic Development, Regeneration and Housing**  
**22     Delivery updated the Board on the Terms of Reference (ToR) as agreed with**  
          the working groups associated with the business cases. The Working groups  
          had agreed to the ToR with the only change being that the frequency of  
          meetings moved from monthly to every other month or as and when required.

**RESOLVED –**

1. That the CCTDB noted the contents of the report;
2. That the CCTDB agreed to the updated ToR for the working groups  
associated with the business cases. The only change being the  
frequency of the meeting from monthly to bi-monthly.

**CXT     Key Issues and Risks**

**B/24/**

**21-     The Director of Growth and Economic Development presented the report**  
**22     which drew the Board's attention to several key risks and issues that had**  
          emerged during the business case preparation phase.

The report listed seven risks which could be considered within three groups.

The first risk was centred on time scales and pressures for the work to be  
completed within the 12 month Government time scale. Progress against the  
programme would continue to be monitored, and the risk of any other  
significant delays reported to future Board meetings.

The second was around the creative hub and difficulties around future  
management arrangements. The Board was asked if they were able to  
recommend anyone who could manage the hub as well as any social  
enterprise that would need to be involved in Clay Cross Creative. Members  
were encouraged to email the Assistant Director for Economic Development,  
Regeneration and Housing Growth if they had any recommendations.

The third group related to the work on the Bridge Street site. Due to a lack of investment interest in new leisure facilities within the area, the Working Group would contemplate alternative development options.

Melanie Phythian reassured the Board that there was room for flexibility on the programme time scales.

It was recommended that the Town Board project team would develop a revised programme to outline those projects that would require longer to reach outline business case for submission.

A revised plan would be brought forward within the next month and a critical path would be established for each of the projects based on the updated baseline position.

The Board requested an update on risks and delays ahead of the next meeting.

Members were also made aware that because Town Deal Funding Agreements would be issued on a year-on-year basis and not for the length of the project, there was a low risk that the funding may stop before the project had been completed.

Melanie Phythian reassured the Board that the grant offer letter would highlight the annual profile through the programme and that the precedent had been set with growth details and Local Enterprise Partnerships (LEPs) did receive money that was profiled for them.

It was noted that the Board had expressed concerns surrounding the risk posed to the Council by the annualised basis for cash flows.

The Board agreed to present the idea of using the Creative Hub as a practical learning development opportunity to Chesterfield College.

**RESOLVED –**

1. That the CCTDB noted the contents of the report.
2. That the Board endorsed the measures for minimising programme delays and completing the required business cases for the projects identified in the Clay Cross Town Investment Plan.

**CXT     Scoping Documents**

**B/25/**

**21-  
22**

The Assistant Director for Economic Development, Regeneration and Housing Growth presented a range of scoping reports to the Board for their approval. These documents would provide clarity to the working groups in terms of their remit.

Town Board had a wide ranging discussion over the scoping documents. In particular, when discussing Clay Cross Connections, Members raised the option of looking into GPS Services if the Highways Analysis from Derbyshire County Council was not forthcoming but noted that this decision would have to

be approved by the Board and DCC as the transport authority.

Members also heard that the Community Business Conversation had taken place the previous year and the result of this would be circulated to the Board.

It was clarified that point three of the Clay Cross Connections scoping document could be read that the Board were seeking reduce parking but this was not the case. It was highlighted that access to car parking should be considered as part of the survey that would be undertaken.

The Board were reminded that any low carbon energy network strategy must relate to DCC's work on a network energy strategy.

Members discussed the reduced level of Towns Fund grant allocated to the Low Carbon Housing project. It was agreed that it would be preferable to demonstrate a quality project and that a smaller number of houses with a higher level of emissions reductions would now be the approach due to funding constraints.

A housing needs assessment for Clay Cross would be circulated to the Board following the meeting.

The Board noted that a soft market testing exercise would be taking place to identify further potential sites for the Low Carbon Work Space project.

RESOLVED – That the Board approved the scoping reports as presented.

**CXT     Any Other Business**

**B/26/**

**21-  
22**

Councillor Renwick thanked Members of the Board, Officers and Stake Holders for their continued work.

The Assistant Director for Economic Development, Regeneration and Housing Growth provided an update on the Cultural Development Fund and creative hub project. The Board heard that it was too early to enter a submission at this stage.

**CXT     Date of Next Meeting**

**B/27/**

**21-  
22**

The date of the next meeting is scheduled to take place on 5 November 2021.

**CXT     Exclusion of Public**

**B/28/**

**21-  
22**

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     3D Modelling**

**B/29/**

**21-22** The Board considered a report to procure 3D building models which could be used to support the development of the business cases as well as engaging with various stakeholders such as the community and local businesses.

**RESOLVED –**

1. That the CCTDB noted the contents of this report.
2. That the CCTDB agreed to the photogrammetric 3D models to include 'level of detail 3' as well as additional layer, to include points of interest such as roads, pavements, parking, trees, water, bridges and rail.

**CXT Business Case Assurance**

**B/30/**

**21-22** Members were updated on the Towns Fund business case assurance quotes in order for them to select their preferred consultant.

**RESOLVED –** That the CCTDB selected MACE (through the SCAPE framework) submission for the business case assurance.

**CXT Early Release Funding**

**B/31/**

**21-22** The Board received a list of options for the recently announced early release funding.

**RESOLVED –**

1. That the Board noted the contents of the report.
2. That the Board approved the prioritised list as presented to allow costings to be acquired for approval for a future board.

**CXT Land Assembly**

**B/32/**

**21-22** Members considered options for the redevelopment of the recently cleared former depot site on Bridge Street, Clay Cross.

The Board were also presented with opportunities for site assembly and the use of early release funding and the accelerated fund.

**RESOLVED –**

1. That the Board noted the contents of the report.
2. That the Board agreed for a meeting to take place between NEDDC Officers and the owner of a site adjacent to the former depot site and noted the update on other land assembly options.

**North East Derbyshire District Council**

**Clay Cross Town Deal Board (CCTDB)**

**5th November 2021**

**Key Risks and Issues**

**Report of the Director for Growth**

**Classification:** This report is public

**Report By:** Maria Curran, Interim Project Manager

**Contact Officer:** Maria Curran

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**PURPOSE / SUMMARY**

To draw the Board's attention to progress being made during the business case preparation phase, including emerging issues and steps being taken to mitigate the risk of delay, towards finalising the Business Case Summary for submission to the Department by March 2022.

**RECOMMENDATIONS**

1. That the CCTDB notes the contents of the report.
2. That the Board endorses the measures for minimising programme delays and completing the required business cases for the projects identified in the Clay Cross Town Investment Plan.

**REPORT DETAILS**

- 1 **Background** *(reasons for bringing the report)*
  - 1.1 As part of the route to securing funding, project development and business case completion and assurance at the local level, were expected to be successfully concluded within 12 months of the Heads of Terms agreement.  
That submission date was originally envisaged to be March 2022 and the Issues & Risk paper to September's Town Board meeting set out several issues and risks that could detrimentally impact that timescale.
  - 1.2 Subsequently, it has confirmed that the submission date is now more flexible. However the deadline for spending Town Deal funding has not changed and remains March 2026 (the end of financial year 2025/26).



- 1.3 Accordingly the Board is asked to note that any decision to extend the deadline for submitting business cases should take into account this longstop date and the ability to deliver the project(s) and spend funding within the ensuing, more compressed timeframe.
- 1.4 The current report provides progress updates on individual projects as part of the Board's oversight function.

## **2. Details of Proposal or Information**

- 2.1 Work continues across all projects but as highlighted in September the team is having to spend significantly more time on several key tasks and as a result the status of several projects has moved to amber.  
Progress summaries for the Clay Cross projects are provided in Appendix 1.
- 2.2 Market Street, Bridge Street and Clay Cross Connections projects are intrinsically linked and the delays in undertaking transport surveys and finalising the updated transport model are impacting on progress across all three projects. The risk of delay has been escalated to DCC and technical workshops and discussions are endeavouring to move the projects forward.
- 2.3 Clay Cross Creative has moved to 'amber' - the key issue is primarily future management arrangements and identifying a long-term operator.
- 2.4 The Rail Feasibility Study and Strategic Outline Business Case has been delayed while the Working Group discuss procurement of a supplier. Although drafting the Strategic Assessment has begun, it cannot be finalised until the tender proposal and fee has been approved. Funding to undertake the study is dependent on the approval of the Strategic Assessment.
- 2.5 The Low Carbon Workspace and Housing projects are also 'amber'. As set out in the Low Carbon paper to the Board, the Working Group's recommendation to Board is for the delivery of 'demonstrator' low carbon housing and workspace units to be the priority for these projects rather than a specified quantum of carbon reduction. A carbon reduction target/ priority would be dependent on the completion of the Low Carbon Energy Network Strategy meaning the finalisation and completion of the business cases for the housing and workspace projects would be delayed for some time. In turn that would detrimentally impact deliverability within the Town Deal funding period.

## **3 Reason for Recommendation**

- 3.1 A number of issues have emerged that are at risk of impacting the conclusion of several project business cases. The risk of delay is being managed but project progress is being raised to draw the CCTB's attention to these issues

and to ensure the mitigation is acceptable to the Board as part of its risk oversight function.

#### **4      Alternative Options and Reasons for Rejection**

4.1      There is no other option.

#### **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
Appendix 1	Project Progress Summaries
Appendix 2	High Level Gantt Chart

## Clay Cross Progress Summary Report Market Street Regeneration

Project Description	Phase 1 of mixed use town centre regeneration delivering homes, commercial premises and a market square within an enhanced environment
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>Initial 'Aunty Sally' design shared with the Working group, which has provided feedback to the consultants. A revised iteration will follow after early Nov technical workshop is held to better inform the design.</p> <p>Dependency with Clay Cross Connections work including traffic flows and car parking, which are delayed. Matter escalated with DCC - workshop held with traffic, transport &amp; highways colleagues to identify and assess issues as part of the evidence base for the business case. Workshop also identified mitigation options. Connections project likely to progress as a programme business case (with NEDDC as the accountable body) and include arrangements for the defrayal of funding as proposals are worked up for individual projects.</p> <p>Land ownerships summary and high level indicative estimates to better inform the land assembly strategy close to being finalised. Dialogue ongoing with property owners and businesses impacted by the proposals.</p> <p>Public engagement is programmed to take place early in New Year to allow Clay Cross Connections work to progress; to agree masterplanning options with WG; and avoid the Xmas period.</p>	
Matters for the Clay Cross Town Deal Board	
To note delay and mitigation action.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Bridge Street Regeneration

Project Description	Phase 2 of town centre regeneration, relocating bus station to support housing, leisure and commercial premises promoting enhanced connectivity.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>As soft market testing identified a lack of investment interest in leisure uses (primarily because of proximity to Chesterfield), an initial layout design for wholly residential scheme was shared with Working Group. This option has been discounted as it is not considered appropriate for the site and the town centre location. Further iteration will follow after a workshop is held to better inform the design. The potential to allow the market to bring forward development is also an option that is being tested.</p> <p>As above, dependency with Clay Cross Connections work. Matter escalated with DCC and workshop to consider issues and options held.</p> <p>Valuation of land adjacent to former depot site completed but owners do not wish to dispose of their landholding. This does not significantly impact the scheme for the depot site for which a draft layout has been completed and initial cost estimate produced.</p>	
Matters for the Clay Cross Town Deal Board	
To note delay and mitigation action.	

<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Clay Cross Connections

Project Description	A package of interventions aimed at improving traffic management and the public realm and promoting active transport options within Clay Cross.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>DCC car parking survey/review is delayed but expected to be completed by early November.</p> <p>The availability of an updated transport model is significantly delayed, meaning traffic modelling is not available as part of the baseline evidence and the need for a clear set of connectivity/ movement interventions is not so easily demonstrated. This represents a risk to this workstream as well as the Market Street/Bridge Street business cases, to which it is intrinsically linked.</p> <p>Delay issues escalated with DCC - workshop held to identify and assess issues as an alternate evidence base. The workshop has identified options to be explored further.</p> <p>Consequently Connections project likely to progress as a programme business case (with NEDDC as the accountable body) and include arrangements for the defrayal of funding as proposals are worked up for individual projects.</p>	
Matters for the Clay Cross Town Deal Board	
To note delay and mitigation action.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Clay Cross Creative

Project Description	Creative sector led community asset, repurposing historic buildings to create a focal point for enterprise, performance and activity within the town centre.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>A short survey of attendees at the recent Junction Arts event in the town centre sought views on the possibility of a creative hub within the town centre. Initial findings suggest very strong support for the initiative. A concise online survey targeted at creative businesses and seeking their opinion on the development of a creative hub is now live and runs until 5 November.</p> <p>Work is continuing with First Arts and DCC to understand of their needs and requirements to become a potential user of the creative hub. Risk and uncertainty around finding future management arrangements and a long term operator for the Creative hub. Discussions are continuing with stakeholders but other potential options may need to be explored. Implementation arrangements are vital part of the 'management case' section of the Business Case.</p>	
Matters for the Clay Cross Town Deal Board	
To note issue with identifying an operator	

<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

### Clay Cross Progress Summary Report Skills and Enterprise Hub

Project Description	Shared platform for establishing an integrated skills and enterprise offer, based on collaborative working between public and private providers.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>GREEN</b>
Progress by Exception	
<p>Feedback from recent engagement indicates digital skills provision is missing and consideration is being given to the Skills and Enterprise Hub delivering these. Employability provision (to move people into employment) is also being considered. Community consultation planned to take place in November, which will help inform the proposal.</p> <p>Moving library services to Hub also being considered, subject to clarification on restrictive covenants on the existing library building and if it can be used as 'match'. Increasingly apparent links between Skills and Creative Hubs. Recent site visit indicates adult education centre could be suitable venue for Hub but further consideration of capacity needed to inform options.</p>	
Matters for the Clay Cross Town Deal Board	
None	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

### Clay Cross Progress Summary Report Sharley Park Active Community Hub

Project Description	A new modern activity hub providing access to sports and leisure facilities – within the centre and the adjoining park – alongside potential district heating potential.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>GREEN</b>
Progress by Exception	
<p>Good progress being made on procurement, design, phasing and construction options. A design team has been assembled with NEDDC to fund up to RIBA Stage 2 Concept Design. Final list of services and activity to be delivered from the new leisure centre has been agreed with project partners.</p>	
Matters for the Clay Cross Town Deal Board	
None	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Low Carbon Workspace

Project Description	Intervention to create exemplar developments as a pilot to implementing a strategy promoting net zero carbon.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>Next steps are dependent on the Board's decision on the primary driver and approach for progressing this project (see separate paper). If it is carbon reduction, the Business Case will need to follow the Low Carbon Energy Network Strategy, which as part of its outputs will be required to establish strategic goals and formulate a phased action plan including a package of 'pilot' interventions.</p> <p>If the primary driver is the delivery of demonstrator 'better than current standards' workspace, then drafting the Business Case can continue and be completed in parallel with the Low Carbon Energy Network Strategy.</p>	
Matters for the Clay Cross Town Deal Board	
To note timing implications for Business Case preparation	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Low Carbon Housing

Project Description	The delivery of new and highly sustainable housing to meet the needs of local communities while bringing derelict and underused land back into use.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>Next steps depend on the Board's decision on the primary driver and approach for this project (see separate paper). The Low Carbon Working Group considers that the provision of new homes should be progressed to deliver demonstrator 'better than current standards' units. If the Board agrees the Business Case can continue and be completed in parallel with the Low Carbon Energy Network Strategy. However if not, then like the Workspace project, the Business Case needs to follow on from completion of the Energy Network Strategy.</p> <p>Pending Board's decision, discussions with Registered Provider for the Market Street site continue and discussions with other potential housing delivery partners are being arranged. Site assembly options are also being considered where required.</p> <p>The 'prior notification' planning application for communications mast adjacent the Market Street site has been refused although the applicant has the right to appeal. If allowed, the proposed mast would have significant impact on the Market St proposal.</p>	
Matters for the Clay Cross Town Deal Board	
None	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Energy Network Strategy

Project Description	Development of a detailed strategy and route map to achieve local targets for net zero carbon underpinned by detailed baselining and feasibility.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>GREEN</b>
Progress by Exception	
The draft Energy Network Strategy brief was circulated and several comments received. The Working Group will need to agree and 'sign off' the final brief, which will then come to the Board seeking approval to tender the commission. NEDDC's procurement team has suggested the best, compliant route to market is through the SCAPE framework, which should be quicker and cheaper than a general, open invitation to tender.	
Matters for the Clay Cross Town Deal Board	
None	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Rail Feasibility

Project Description	Commissioning detailed work to investigate the feasibility of re-installing a train station in / near Clay Cross
Date Of Report	19 October 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
The draft final procurement brief is still awaiting approval from the Working Group. NEDDC's procurement team recommends that the SCAPE framework is used to appoint Gleeds to undertake the study and create a Strategic Outline Business Case (SOBC) for the railway station. In addition, an interim Strategic Assessment document for the project is currently being drafted – this high-level document is required to release funds for the study. It will be completed once a fee proposal has been received and will come to the Board for approval.	
Matters for the Clay Cross Town Deal Board	
To note delay and implications for finalising the Strategic Assessment	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## North East Derbyshire

### Clay Cross Town Deal Board (CCTDB)

5 November 2021

### Creative Hub Project Update

### Report of the Assistant Director Economic Development, Regeneration and Housing Growth

Classification: This report is public

Report By: Martyn Handley

Contact Officer: Martyn Handley

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#### **PURPOSE / SUMMARY**

To provide an update on the Creative Hub project that forms part of the Clay Cross Town Deal.

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#### **RECOMMENDATIONS**

1. That the Board note the progress to date.

#### **REPORT DETAILS**

##### **1 Background** *(reasons for bringing the report)*

- 1.1 The Clay Cross Town Investment Plan states that the Clay Cross Creative project will act as a focal point to the delivery of creative enterprise, arts and social programmes with a focus on engaging the community, including young people, around creative, artisan and social enterprise. The development of the concept is ongoing.
- 1.2 The Investment Plan proposed that the project would deliver:
  - The refurbishment of three local heritage assets in the heart of the town centre;
  - Offices and workspace for First Art or similar;
  - Workshop and touchdown space for makers, artists and other small businesses
  - A 'pop up' retail environment for local makers
  - A gallery space and garden space
  - Artisan work shed for creative makers
  - Access to creative and making equipment including screen printing, desk-top publishing and printing and a digital printer



- A base for an events programme including training, business coaching, social and networking events
- 1.3 The buildings under consideration for the Creative Hub are owned by either Derbyshire County Council (Constabulary Building, DACES building) or in private ownership (former Methodist Church).
  - 1.4 The Investment Plan also states that First Art will manage the building(s), which will be asset transferred from Derbyshire County Council. However, initial discussions with First Art determined that this was never agreed by them, and that their status as a relatively new organisation, meant that this was unlikely to be the case, and that whilst they were interested in taking part in the project, they could not commit at this stage to be the owner/operator of the Hub.
  - 1.5 Dialogue is ongoing with stakeholders involved in the project, including Derbyshire County Council, First Arts and others, to help shape the project and its future use and management. First Art have expressed a commitment to examining the possibility of becoming an anchor tenant for the Hub. However, an owner/landlord for the Hub needs to be determined.
  - 1.6 As the project involves the delivery of community based activities, and potentially the provision of workspace for artists, consultation is key in this project's development, to determine the need for a Hub and the type of activities it will deliver. To this end, an online survey aimed at creative businesses, organisations and artists has been developed and will be issued shortly.
  - 1.7 Also, a short consultation exercise was undertaken at the recent community arts event held in the town centre by Junction Arts from 23<sup>rd</sup> to 25<sup>th</sup> September 2021. Appendix 1 provides a summary of the feedback and the impact on footfall levels in the town centre.
  - 1.8 A site visit for the Working Group is currently being organised, to enable a serious discussion about the potential future uses and layout of the buildings to begin. It is hoped that this will take place in early November 2021.
  - 1.9 The project has been determined as priority 3 for early release funding, with the following elements being considered: operational business plan support, land purchase, design work, events strategy.

## **2. Details of Proposal or Information**

- 2.1 As outlined in 1.1 – 1.9

## **3 Reasons for Recommendation**

- 3.1 To keep the Clay Cross Town Deal Board updated on progress to date.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 There are no alternative options at this stage.

## DOCUMENT INFORMATION

Appendix No	Title
1	Consultation Findings
<b>Background</b>	

## Appendix 1. Consultation Findings

The public art event took place over three nights (23<sup>rd</sup>-25<sup>th</sup> September) and was very well received with positive feedback. It is estimated that up to 1000 people attended the event over the three night, with the footfall count below suggesting even more. 200 people visited the exhibition and workshops held in the former Baptist church, which gave the opportunity to ask the following questions and record the responses:

**Do you think there is a need for a permanent space to be used for events and creative activities, including creative enterprises and businesses, similar to this in Clay Cross town centre?**

This was unanimously supported through the completion of questionnaires and through conversations between Junction Arts employees and visitors. Written comments included:

‘Would provide a focal point’

‘Gives people access to creative activities’

‘Would be a positive thing for young people’

‘As an artist and a musician hope to share practice in the town’



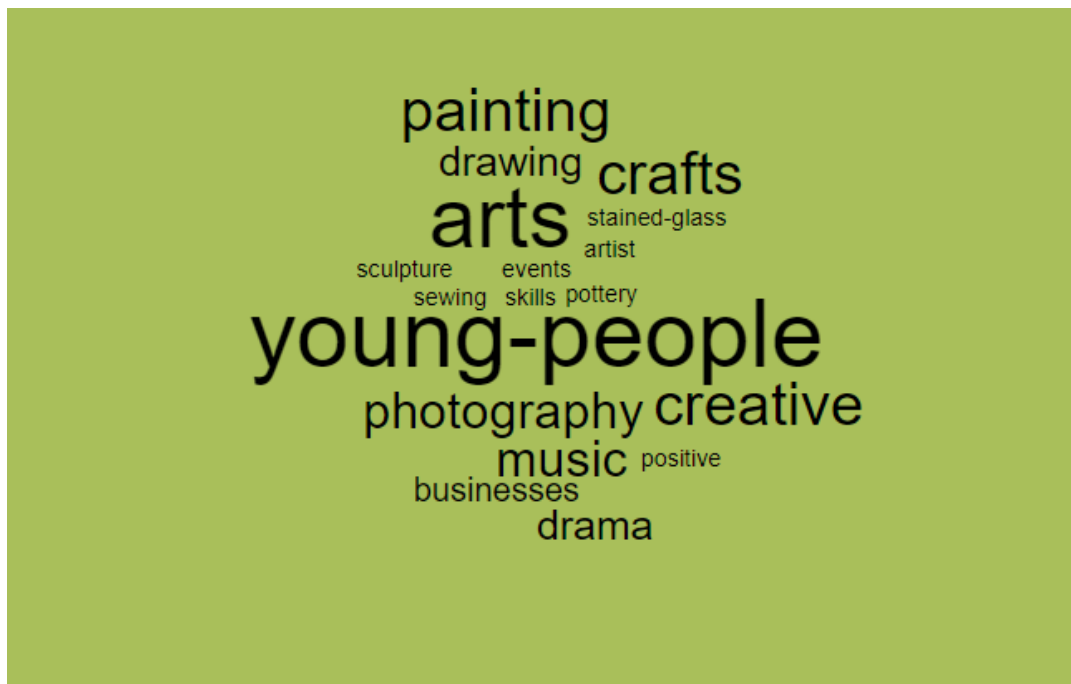
**Are you interested in attending more creative community events and activities like this one in Clay Cross in the future?**

**What kind of creative/arts-based activity are you interested in or would like to learn more about.**

Just under 40 written responses were received. These two questions generated more detailed responses and included a wide range of proposed activities and

## Appendix 1. Consultation Findings

aspirations for Clay Cross Creative. This feedback was used to create the following word cloud, with 'young people' prominent:



60% of respondents were Clay Cross residents and lived within 1.5 miles of the event, the furthest (known) distance travelled to the event was 12 miles (Balborough). People also attended from Chesterfield and from other parts of the district. To monitor the impact of town centre regeneration on footfall levels in the district's town centres, NEDDC has procured a footfall product which produces counts and heat maps based on mobile phone signals. The chart below illustrates a clear spike during the event, peaking on Saturday night.



## **Appendix 1. Consultation Findings**

**North East Derbyshire District Council**

**Clay Cross Town Deal Board (CCTDB)**

**5th November 2021**

**Low Carbon**

**Report of the Director for Growth**

**Classification:** This report is public

**Report By:** Karl Apps

**Contact Officer:** Gill Callingham

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## **PURPOSE / SUMMARY**

To update the Board on the link between the Energy Network Strategy and the low carbon housing and commercial space projects. Additionally to seek the approval of the Low Carbon Working Group's recommendation to progress the Energy Network Strategy in parallel with the development of the business cases for low carbon housing and commercial space.

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## **RECOMMENDATIONS**

1. That the CCTDB notes the contents of this report
2. That the CCTDB approves the recommendation to progress the Energy Network Strategy in parallel with the development of the business cases for low carbon housing and commercial space projects.

### **1 Background *(reasons for bringing the report)***

- 1.1 The Low Carbon Working Group has been drafting the procurement brief for external specialists to develop the Low Carbon Energy Network Strategy.
- 1.2 The brief has been vetted by experts from within the Working Group but also by experts through the Towns Hub. Their comments will be incorporated into the brief and, subject to CCTDB approval of it and the procurement method, the brief will be issued.

## **2. Details of Proposal or Information**

- 2.1 The suggestion from the Working Group is to complete the Low Carbon Energy Network Strategy and the business cases for the low carbon housing and commercial space projects in parallel. This means that the priority for the projects is the delivery of housing and workspace units as examples and demonstrators of 'better than current standards' rather than a specific carbon reduction quantum.
- 2.2 A carbon reduction target/ priority would be dependent on the completion of the Strategy meaning the finalisation and completion of the business cases for the housing and workspace projects would be some time away. The advantage of the suggested approach is that the low carbon housing and commercial business case work and subsequent delivery will be able to progress without delay. In turn this means that local 'exemplars' could be delivered in a timely manner.
- 2.3 The Low Carbon Energy Network Strategy is likely to take around 6 months to be completed but this will still be in advance of the housing and/or workspace being delivered. Therefore the strategy will still be able to inform and influence the final design of properties and premises being developed.
- 2.4 While the opportunity for windfall sites to come forward and accelerate the delivery of low carbon housing and commercial space, in general the physical delivery of the homes and commercial workspace will take a number of months/ years to complete. Consequently, introducing a dependency on completion of the Strategy will add further delays to the programme, which increases the risk that delivery may not take place within the Town Deal funding period.

## **3 Reasons for Recommendation**

- 3.1 The suggested approach will help ensure the delivery of the low carbon residential units and commercial space within the Town Deal funding period.
- 3.2 The Strategy will still be able to influence the delivery of low carbon residential and commercial space due to the long lead in times for development.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 To complete the Strategy in advance of the business cases for the low carbon residential and commercial space has been rejected. This approach will delay the delivery of the low carbon residential and commercial space.

## **DOCUMENT INFORMATION**

Appendix No	Title
<b>Background Papers</b>	
None	

# Agenda Item 10

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted