

CLAY CROSS TOWN DEAL BOARD

MINUTES OF MEETING HELD ON FRIDAY, 26 SEPTEMBER 2025

Present:

Lee Barnes (Chair) (in the Chair)
Councillor Nigel Barker (Vice-Chair)

Councillor Jayne Barry	Portfolio Holder for Growth & Assets NEDDC
Councillor Pat Kerry	Deputy Leader NEDDC
Councillor Alex Dale	Leader of the Opposition NEDDC
Councillor Stephen Reed	DCC Representative
Louise Sandher-Jones	MP North East Derbyshire
Karl Apps	Assistant Director of Sustainable Growth DCC
Becky Hunter	Riber Products Ltd
Andrew King	Clay Cross Town Centre Group
Councillor K Gillott	Substitute - NEDDC

Also Present:

S Lee	Assistant Director of Regeneration and Programmes (SIRO)
T Burdett	Programmes Manager
S Stevenson	Partnership Strategy & Support Officer
S Sternberg	Assistant Director of Governance (Monitoring Officer)
M Mahroof	Property & Estates Manager
T Fuller	Senior Governance Officer

CXT Apologies for Absence

B/9/2

5-26 Apologies for absence were received from Brian Wright and Councillor K Rouse.

Councillor K Gillott attended as a substitute for Councillor K Rouse.

CXT Declarations of Interest

B/10/

25- There were no declarations of interest.

26

CXT Minutes of Last Meeting

B/11/

25- RESOLVED –

26

That the minutes of the meeting held on 20 June 2025 were approved as a true record, subject to it being recorded that owning a property in Clay Cross did not represent a declarable interest and that the Board had noted the verbal update on Baileys Square tenants, in respect to Item 5 from the meeting on 20 June 2025.

CXT Terms of Reference (Annual Update)

B/12/

25-26 The Board considered a report which provided an overview of the updated Clay Cross Town Board Terms of Reference following the annual review.

RESOLVED -

That the revised Terms of Reference for the Clay Cross Town Board be approved.

CXT Quarterly Dashboard - Programme Update

B/13/

25-26 The Board received a programme update on the Clay Cross Town Deal projects, as well as an evaluation of the associated risks moving forward. This included an update on Clay Cross Active, the Town Centre Regeneration project, and the Low Carbon Challenge Fund (LCCF). The Board also viewed a timelapse and videos of the ongoing construction work taking place in Baileys Square.

The Board considered the update. Some Members had questions relating to the impacts of the Town Centre Regeneration project. These included questions about signage on the newly opened Bridge Street, construction work causing interruptions to the power supply and the traffic impacts of buses turning onto Bridge Street. Members heard that concerns relating to traffic would be taken back to Derbyshire County Council (DCC) for potential resolution and that necessary safeguards were in place where construction work was causing interruptions to the power supply.

Some Members had questions regarding the adult education centre, and how the situation regarding the closure of certain courses was being monitored. Members heard that there was constant dialogue with DCC regarding the issue. The Board discussed the types of courses that would possibly close, the reasons behind this and the importance of courses that did not offer direct pathways to employment.

RESOLVED –

That the update be noted.

CXT Update on Baileys Square Tenants

B/14/

25-26 The Board received a verbal update from the Head of Property and Estates on the status of the incubation units in Baileys Square. This included an update on the progress made letting out each of the units. The update also included an overview of the types of business showing interest in the units and an explanation of the challenges that would need to be overcome.

Board considered the update. Some Members had questions regarding the sectors that were being targeted to take up the units. In this context, Some Members had questions around whether a business in the leisure industry, that had been mentioned at a previous meeting, was still interested in taking up a unit. The Board heard that, whilst there was interest from a range of sectors, the types of businesses being targeted remained in food, beverage and leisure. Members also heard that the prior mentioned leisure business had drifted away but there were leisure aspects to some of the organisations showing more concrete interest

in the project. Members also discussed the potential of using units in Baileys Square for pop ups and the potential for the hospitality and arts sectors to support each other through the project.

Some Members queried whether the price of rents was driving off potential suitors. The Board heard that rent was not a factor causing businesses to have hesitancy in taking up the units. In this context, the challenges that the Clay Cross Regeneration Project faced in attracting suitable businesses were discussed. The possibility of rent-free periods as tenants fitted out the units was shared, and it was highlighted that the Council remained flexible in the incentives it would offer in order to get the desired types of businesses into Baileys Square. Some Members questioned how long it would be sensible to stay true to the vision for Baileys Square before defaulting to sectors outside of hospitality. Members heard that there maybe were some benefits in opening the square with some empty units and the importance of maintaining the vision of food, beverage and leisure was highlighted.

RESOLVED –

That the update be noted.

**CXT
B/15/** **Highways Update**

**25-
26** The Board received a verbal update on the components of the Clay Cross regeneration project relevant to highways works. This included an update on the state of Bridge Street, Market Street and access to the carpark.

The Board considered the update. Some Members had questions regarding the highway commuted sum charge that had been agreed with the highways authority and whether this could be waived. Members heard that the commuted sum charge would be lower than initially predicted and talks were ongoing to see if it could be reduced further. The Board discussed where the savings would most likely be.

RESOLVED –

That Board noted the update.

**CXT
B/16/** **Any Other Business**

**25-
26** None.

**CXT
B/17/** **Date, Time and Venue for Next Meeting**

**25-
26** The next meeting of the Clay Cross Town Deal Board was set to be held on 5 December 2025 at Mill Lane.