

CLAY CROSS TOWN DEAL BOARD

MINUTES OF MEETING HELD ON FRIDAY, 5 DECEMBER 2025

Present:

Lee Barnes (Chair) (in the Chair)

Councillor Jayne Barry
Councillor Kathy Rouse
Matthew Broughton
Andrew King
Councillor Stephen Reed

Councillor Pat Kerry
Karl Apps
Councillor Alex Dale
Angela Stansfield
Councillor Brian Wright

Also Present:

J Dethick	Director of Finance and Resources (Section 151 Officer)
S Lee	Assistant Director of Regeneration and Programmes (SIRO)
T Burdett	Programmes Manager
M Mahroof	Property & Estates Manager
V Vernon	Senior Engineer
S Stevenson	Partnership Strategy & Support Officer
T Fuller	Senior Governance Officer

Other Attendees:

C Kirby Observer (on behalf of Louise Sandher-Jones MP)

CXT Apologies for Absence

B/18/

25- Apologies for absence were received from Councillor N Barker, Hunter and
26 L Sandher-Jones MP.

Councillor Kevin Gillott attended as a substitute for Councillor Nigel Barker.

CXT Declarations of Interest

B/19/

25- There were no declarations of interest.
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CXT Minutes of Last Meeting

B/20/

25- RESOLVED –
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That the minutes of the meeting held on 26 September 2025 were approved as a true record.

CXT Quarterly Dashboard - Programme Update

B/21/

25- The Board received a programme update on the Clay Cross Town Deal projects,
26 as well as an evaluation of the associated risks moving forward. This included an

update on the Town Centre Regeneration project, on overview of the current timetable and an explanation of the Local Regeneration Fund. The Board also viewed images of the ongoing construction work taking place in Baileys Square.

The Board discussed the update. Some Members had questions relating to Section 278 (S278) agreements and Bridge Street. The S278s that were required were explained and it was clarified that bridge street had never been unadopted by the Highways Authority. In this context, the progress of the dropped curve on Broadleys was shared and the route for delivery vehicles was clarified.

Some Members raised concerns regarding the bungalows that back on to the Baileys Square project. It was suggested that contractors be asked to ensure they leave the gardens as they found them. The process for restoring the gardens to their original state was explained and it was highlighted that the Council welcomed tenants of the bungalows to bring forward any issues and would work to resolve them positively.

RESOLVED –

That the update be noted.

CXT B/22/

Town Centre Regeneration: Delivery Considerations

**25-
26** The Board received a report which informed them of issues which directly impacted the delivery focus of the Clay Cross Town Centre Regeneration project. The issues were in regard to Derbyshire County Council's (DCC) halting of the planned library relocation, DCC'S consultation on the Derbyshire Adult Education Service and NEDDC's application for East Midlands Combined County Authority (EMCCA) funding.

The Board considered the report. Some Members suggested that works should continue on the outside of the Adult Education Centre building whilst there was uncertainty over what would be happening inside. The importance of the heritage building as part of the regeneration scheme as a whole was highlighted. It was shared that potential funding from EMCCA could be set aside for improving the externals of the building.

The Board discussed the consultation on the Derbyshire Adult Education Services. Some Members suggested that the results of the consultation would have an impact on the future of the library. Some Members queried whether the programme was, therefore, unlikely to meet its learning outcomes. The Board heard that this was a potential risk but there was room for considering other options. In this context, it was shared that through the updated Local Regeneration Fund there was a wider scope for where money could be spent in Clay Cross. Some Members suggested that investing in the library where it currently sat did not represent a sensible option.

Councillor Stephen Reed, DCC, put forward the position of the County Council and indicated that there was still a desire for the Adult Education Centre building to be an important part of the regeneration scheme. Some Members queried whether DCC had a vision for what the building would be and highlighted the need for a prompt and proper decision. In this context, the Board discussed the

potential impacts of the delays caused by DCC, and the financial position of the project was shared. Some Members expressed disappointment on behalf of the residents of Clay Cross. In this context, some Members suggested that the Board should communicate with DCC regarding the consequences of its decisions in relation to the library and adult education consultation. It was agreed that the Board would request that DCC fully considered the ramifications of its decision and the delays that had been caused on the success of Clay Cross regeneration project and outline their vision for the Library and Adult Education Centre building.

RESOLVED –

That the Town Deal Board noted the contents of this report and agreed to:

1. Engage with the Derbyshire Adult Community Education Services consultation.
2. To work with Derbyshire County Council to consider the alternative solutions which meet overall programme objectives for provision of quality library facilities.
3. To work with the internal Project Team to identify the contractual and financial implications on the programme on the outcome of Derbyshire County Councils present and potential future decisions.
4. Acknowledge the application to EMCCA for additional programme funding to ensure delivery of core programme objectives.
5. To request that DCC fully consider the ramifications of its decision and the delays that have been caused on the success of Clay Cross regeneration project and outline their vision for the Library and Adult Education Centre building.

CXT Update on Baileys Square Tenants

**B/23/
25-
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The Board received a verbal update from the Property and Estates Manager 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, an explanation of the challenges that would need to be overcome and a summary of the feedback from potential tenants.

Board considered the update. Members heard that it was unlikely that 100% of the units would be taken by the food and beverage industry. It was shared that there was significant interest from business in the health and wellbeing industry, and it was suggested that evidence indicated that this was a good mix.

Some Members queried whether there had been much interest in the utilisation of the square itself. It was shared that this was a key point for potential tenants alongside what will become of the buildings surrounding the site. Members heard that there was demand for family friendly events in the square, and the potential of using rent to fund events was discussed. The importance of sticking to the vision of making Baileys Square a destination was highlighted.

RESOLVED –

That the update be noted.

CXT Any Other Business

B/24/

25- None.

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CXT Date, Time and Venue for Next Meeting

B/25/

25- The next meeting of the Clay Cross Town Deal Board was set be held on 27
26 March 2026 at Mill Lane.