



**North East
Derbyshire**
District Council

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Date: Thursday, 27 November 2025

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

Please attend a meeting of the Clay Cross Town Deal Board to be held on Friday, 5 December 2025, at 10.00 am in Meeting Rooms 1 & 2, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG.

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

Public Session

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 - 6)

To approve as a correct record and the Chair to sign the Minutes of the Clay Cross Town Board held on 26 September 2025.

4 Quarterly Dashboard - Programme Update (Pages 7 - 18)

Presentation from Tris Burdett, Economic Development & Programmes Manager
– Economic Development and Programme Team

5 Town Centre Regeneration: Delivery Considerations (To Follow)

Report from Steve Lee, Assistant Director of Regeneration and Programmes

6 Update on Baileys Square Tenants

Verbal update from Mohammed Mahroof, Property and Estates Manager

7 Any Other Business

8 Date, Time and Venue for Next Meeting

The next meeting of the Clay Cross Town Deal Board will be held on 27 March 2026 at Mill Lane.

Access for All statement

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- **[BSL Video Call](#)** – a three way video call with us and a BSL interpreter. It is free to call North East Derbyshire District Council with [Sign Solutions](#) or call into the offices at Wingerworth.
- Call with [Relay UK](#) via textphone or app on 0800 500 888 a free phone service
- **Visiting** our offices at 2013 Mill Lane, Wingerworth, S42 6NG

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.

Clay Cross Town Deal Programme Report

December 2025

PROGRAMME UPDATE

DECEMBER 2025

SUMMARY

The third quarter of this financial year has seen the following progress being made on the programme.

Town Centre Regeneration:

- The first phase of the highways connections works (Bridge Street) have been completed.
- Block A works progressing.
- The A61 re-design in the process of being finalised.
- Several units in the process of securing tenants.

Local Regeneration Fund

- The Government has recently amalgamated a number of local growth capital funds (Town Deals, Levelling Up Fund and Pathfinder Pilots) into a simpler, more streamlined fund now known as 'The Local Regeneration Fund'. Whilst this now allows for activity and spend to occur until March 2028, there is no intention that this affects the operational delivery of this Programme.

Overview

- Total programme budget of £24.1m.
- Programme originally scheduled to be financially completed by March 2026. This can now be extended to March 2028.

Aims

- **Urban Regeneration:** Thriving town and town centre for people to live and work.
- **Skills and Infrastructure:** Supporting investment, development of businesses and creating opportunities for training and skills development.
- **Connectivity:** Improving local transport links and improved connectivity.

Projects

- **Clay Cross Active:** new leisure centre and community hub.
- **Town Centre Regeneration:** transport and connections improvements, new community/social spaces, learning hubs and business enterprise units.
- **Low Carbon Challenge Fund:** programme of support to help stimulate the transition to a low carbon economy.
- **Low Carbon Local Area Energy Plan:** outlining how Clay Cross can achieve net zero carbon by 2050.
- **Rail Station Feasibility:** identify the viability of a train station in Clay Cross.

CLAY CROSS TOWN DEAL

KEY MILESTONES

KEY

- Achieved
- On Target

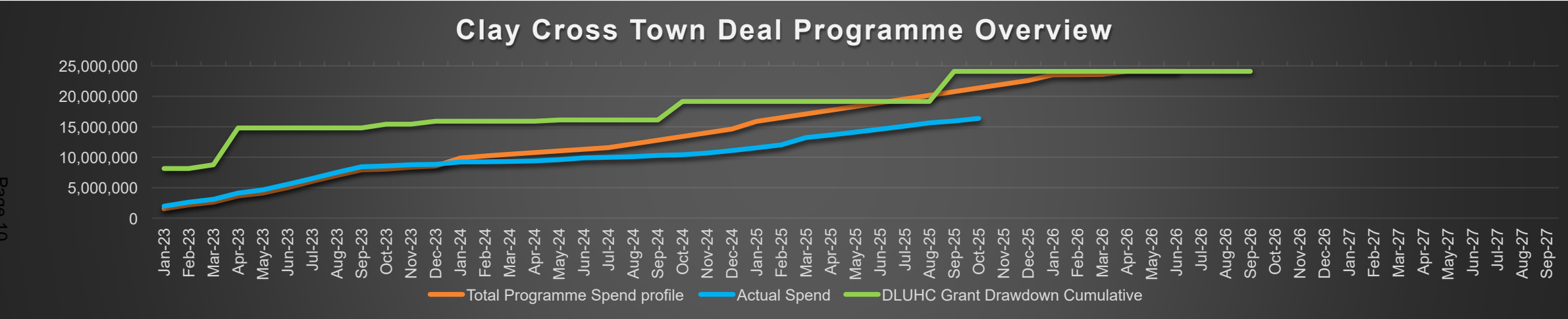
- Overdue
- ▲ Unlikely To Meet Target



Project	£	2025/26			2026/27
		Apr-Sept H1	Oct-Dec Q3	Jan-Mar Q4	Apr-Sept H1
Town Centre Regeneration Start: Jan 2023 End: Sept 2026	£15.3m	<ul style="list-style-type: none"> ● Bridge St works complete <p>Construction continues</p> <ul style="list-style-type: none"> ● No 1 Baileys Sq Baileys Sq units ■ Broadleys units landscaping works start ● Block B/library prelim works start 	<ul style="list-style-type: none"> ▲ No 1 Baileys Sq works complete ▲ Baileys Sq units complete ▲ Baileys Sq landscaping works complete 	<ul style="list-style-type: none"> ■ A61 works start and complete ■ Market St works rescheduled start 	<ul style="list-style-type: none"> ■ Block B/library works completion ■ Market St works completion ■ Baileys Sq landscaping works complete ■ No 1 Baileys Sq works complete

PROGRAMME – RISK AND FINANCE

Top Programme Risks	Mitigation
Separate Partial Road Closure Order (PRCO) to DCC required to enable Severn Trent Water Authority (STWA) to connect Baileys Square units to mains supply. DCC have indicated that there could be time restrictions which could delay mains water connections.	<p>Undertake open communications with the contractors, STWA and DCC to identify a resolution in a timely way to ensure connections are installed at the earliest opportunity. Option to ask DCC to enable works to take place through existing PRCO for Market St.</p> <p>Explore options of alternative temporary water supply.</p>
Main incoming electricity supply to the new library and Adult Education building is located within the demolition area impacting continuity of Adult Education provision whilst re-siting.	Work with utility providers to find alternative solutions. Project team are engaging with Adult Education staff to keep informed and minimise disruption to service delivery.
Awaiting DCC Highways approval S278 for Market St/Bridge St/Broadleys works which could impact on the programme timeline and delay practical completion.	Revised fees received and proceeding with processing order.



TOWN CENTRE REGENERATION - UPDATE

Timeframe	Budget	Project Summary
Start: Jan 2023 End: March 2026	£15.3m	The Town Centre Regeneration project is supporting several changes being made to revitalise the centre of Clay Cross. Four key elements include transport and connections to enhance connectivity by foot and car, enhancement of the learning and skills hub in the Clock Tower building, create a community space and social area through a new town square and refurbished heritage building and utilising the Broadleys area (now known as Baileys Square) to provide flexible accommodation for businesses.
Current RAG	Key Achievements	Progress Summary
Amber	<ul style="list-style-type: none"> Block A steels completed. Baileys Square units glazing complete. 	<p>All Baileys Square unit shells complete with glazing and doors installed. Groundwork/landscaping works have commenced.</p> <p>Block A. Pouring of concrete slab floor complete. Scaffolding to be erected in readiness for 1st/2nd flooring and roof works.</p>
PREVIOUS RAG	<ul style="list-style-type: none"> Internal fitouts continue. Several Baileys Sq units in the process of tenants being secured. 	<p>Market Street works expected start date is from January 26, the A61 works being carried out simultaneously and expected to complete by the middle of March 2026.</p> <p>The temporary and permanent wayleaves now in place. However, delays have impacted on the overall project completion date.</p> <p>Water supply – highlighted that a Partial Road Closure Order (PRCO) will be required to enable STWA to connect site to mains. Application to be submitted by contractor/STWA to DCC. DCC to be asked to consider PRCO (permit to work) through the current Market St. permit.</p>
Amber		

TOWN CENTRE REGENERATION – LOOKING AHEAD

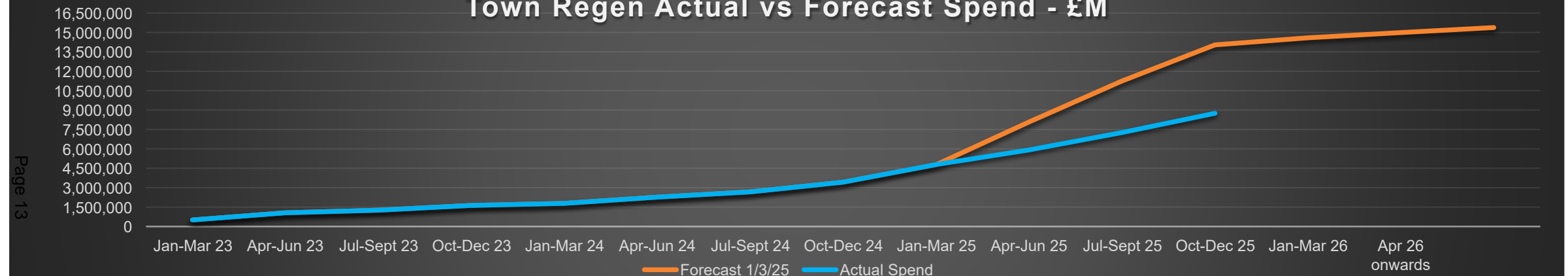


JAN 26	FEB 26	MAR 26
<p>No 1 Baileys Square</p> <ul style="list-style-type: none"> • Roofing works start and complete • External works continue <p>Baileys Square Units</p> <ul style="list-style-type: none"> • Internal works continue • Landscaping works continue <p>Baileys Square</p> <ul style="list-style-type: none"> • Landscaping works start <p>Market St Pedestrianisation</p> <ul style="list-style-type: none"> • Works start 	<p>No 1 Baileys Square</p> <ul style="list-style-type: none"> • External works continue • Internal works continue • 1st/2nd floor sub structure construction starts <p>Baileys Square Units</p> <ul style="list-style-type: none"> • Internal works continue <p>Baileys Square</p> <ul style="list-style-type: none"> • Landscaping works continue <p>Market St Pedestrianisation</p> <ul style="list-style-type: none"> • Works continue 	<p>No 1 Baileys Square</p> <ul style="list-style-type: none"> • Internal works continue <p>Baileys Square Units</p> <ul style="list-style-type: none"> • Internal works continue <p>Baileys Square</p> <ul style="list-style-type: none"> • Landscaping works continue <p>Market St Pedestrianisation</p> <ul style="list-style-type: none"> • Works continue

TOWN CENTRE REGENERATION – RISK AND SPEND

Top Risks	Mitigation
Separate Partial Road Closure Order (PRCO) to DCC required to enable Severn Trent Water Authority (STWA) to connect Baileys Square units to mains supply. DCC have indicated that there could be time restrictions which could delay mains water connections.	Undertake open communications with the contractors, STWA and DCC to identify a resolution in a timely way to ensure connections are installed at the earliest opportunity. Option to ask DCC to enable works to take place through existing PRCO for Market St. Explore options of alternative temporary water supply.
Main incoming electricity supply to the new library and Adult Education building is located within the demolition area impacting continuity of Adult Education provision whilst re-siting.	Work with utility providers to find alternative solutions. Project team are engaging with Adult Education staff to keep informed and minimise disruption to service delivery.
Awaiting DCC Highways approval S278 for Market St/Bridge St/Broadleys works which could impact on the programme timeline and delay practical completion.	Revised fees received and proceeding with processing order.

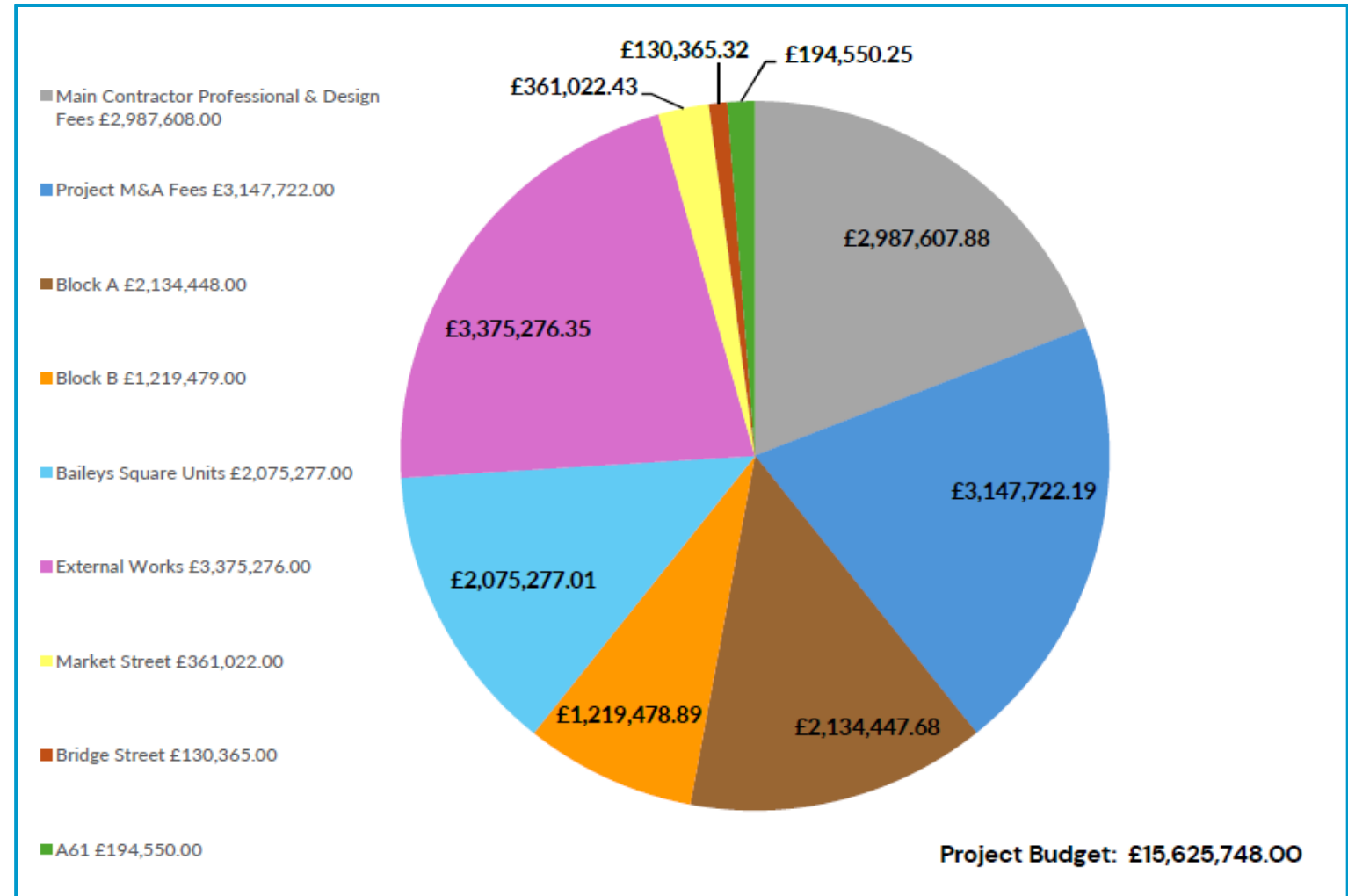
Town Regen Actual vs Forecast Spend - £M



TOWN CENTRE REGENERATION – BUDGET

The pie chart illustrates current budget allocations to various elements of the project.

These figures are subject to adjustments due to ongoing value engineering exercises currently taking place.



TOWN CENTRE REGENERATION - PROGRESS



TOWN CENTRE REGENERATION – MHCLG OUTPUTS



Outputs	Target	To be achieved by	On target to achieve?	Progress
Community Hub/ F&B (m ²)	367	Mar 2026	Yes	Refurbishment of No 1 Baileys Square will achieve this output.
Skills Hub & Library (m ²)	1,394	Mar 2026	Yes	Refurbishment of Block B/new Library will achieve this output.
Workspace/Retail Units (m ²)	420	Mar 2026	Yes	Creation of business/commercial units and refurbishment of No 1 Baileys Square will achieve this output.
New net additional jobs (FTE)	55	Mar 2029	Yes	The creation of the Community hubs/F&B, workspace and retail units will achieve this output.
New public realm (m ²)	3,241	Mar 2026	Yes	The Baileys Square development and Market Street improvements will achieve this output.
Wider public realm improvements (m ²)	9,490	Mar 2026	Yes	The new Leisure Centre, improved traffic/pedestrian spaces and event space will achieve this output.
Enterprises using commercial spaces	14	Mar 2029	Yes	The new business units on Baileys Square and No 1 Baileys Square will achieve this output.

TOWN CENTRE REGENERATION - MHCLG OUTCOMES



Outcomes	Target	To be achieved by	On target to achieve?	Comment
Capacity of new/improved training facilities	544	Mar 2026	Yes	Refurbishment of learning space and Library will achieve this.
Additional number of learning/students/trainees completing courses	252	Mar 2029	Yes	Learning through the Adult Education Centre and Library will achieve this outcome.
Number of learners enrolled in new education and training courses	224	Mar 2029	Yes	Learning through the Adult Education Centre and Library will achieve this outcome.
Number of close collaborations with employers	5	Mar 2029	Yes	Collaborations with employers at key sites including Block B and Library will achieve this outcome.

FOR THE BOARD TO NOTE:

Clay Cross Active: Project has reached the practical and financial completion. Ongoing monitoring to continue until MHCLG outputs/outcomes have been achieved.

Town Centre Regeneration: Work continues, although the delay in obtaining the Wayleaves permissions has impacted the completion date. Work to secure tenants for the Baileys Square units continue, all in various stages of legal negotiation.

Local Regeneration Fund: That the Government has amalgamated Town Deals, Levelling Up Funds and Pathfinder Pilots, known as 'The Local Regeneration Fund'.

