

CLAY CROSS TOWN DEAL BOARD

MINUTES OF MEETING HELD ON FRIDAY, 27 MARCH 2026

Present:

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

Councillor Jayne Barry
Councillor Kathy Rouse
Matthew Broughton
Councillor Brian Wright
Andrew King
Luke Mantle

Councillor Pat Kerry
Karl Apps
Councillor Alex Dale
Becky Hunter
Angela Stansfield
Councillor Stephen Reed

Also Present:

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| 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 |
| T Fuller | Senior Governance Officer |

Apologies for Absence

Apologies for absence were received from Councillors .

CXT Apologies for Absence

B/29/

25- There were no apologies for absence.

26

CXT Declarations of Interest

B/30/

25- There were no declarations of interest.

26

CXT Minutes of Last Meeting

B/31/

25- That the minutes of the meeting held on 5 December 2025 and extraordinary meeting held on 30 January 2026 were approved as a true record.

26

CXT Quarterly Dashboard - Programme Update

B/32/

25- 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 progress of the Town Centre Regeneration project, on overview of the current timetable and a summary of the challenges impacting the project at that time.

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The Board discussed the update. Members raised queries relating to the project timetable and the future use of Block B given the disruptions that the project was experiencing. It was highlighted that a full revised timetable would be shared as part of the closed session, and it was clarified that the pedestrianisation of Market Street was still set to be completed by June 2026.

RESOLVED –

That the update be noted.

CXT Update on Baileys Square Tenants

B/33/

**25-
26**

The Board received a verbal update from the Property and Estates Manager on the status of the business 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.

The Board discussed the update. Some Members enquired as to the build status of the units. Members heard that most were at shell level so could be fitted out quickly. Members were also updated on the progress of installing the relevant infrastructure and services on site. Some Members suggested that regular communications with prospective tenants, regarding the project disruptions, would be sensible and should be led by the Council rather than the letting agent, FHP.

RESOLVED –

That the update was noted.

CXT Any Other Business

B/34/

**25-
26**

None.

CXT Exclusion of Public

B/35/

**25-
26**

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 Town Centre Regeneration, Delivery Considerations

B/36/

**25-
26**

The Board received a verbal update from the Assistant Director – Regeneration & Programmes concerning issues affecting the Town Centre Regeneration Scheme. The update included an overview of challenges affecting the scheme, an explanation of the relevant next steps and a reassurance of the Council's focus on completing the project.

The Board considered the update. There were discussions around contractors, risk, budget, priorities, timescales, communications strategy and lessons that could be learned. At the end of the discussion the Board thanked the relevant Council Officers for their hard work.

RESOLVED –

That the update was noted.

CXT Date, Time and Venue for Next Meeting

B/37/

25-

26

The next meeting of the Clay Cross Town Deal Board was set to be held in the new municipal year.