



**North East
Derbyshire
District Council**

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Date: Thursday, 19 March 2026

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, 27 March 2026, 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 black ink that reads "Sarah Steuberg".

Assistant Director of Governance and Monitoring Officer

Notice of Meeting to be held in Private

It is intended that part of this meeting will be held in private under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. The matters to be considered in private are listed under the heading Private Session. The categories of exempt information that are likely to be disclosed during the discussion of these items, as defined in Part 1 of Schedule 12A to the Local Government Act 1972, are listed below each item.

No representations have been received requesting that these items be open to the public.

AGENDA

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 - 9)

To approve as a correct record and the Chair to sign the Minutes of the meeting held on 5 December 2025 and the meeting held on 30 January 2026.

4 Quarterly Dashboard - Programme Update (Pages 10 - 21)

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

5 Update on Baileys Square Tenants

Verbal update from Mohammed Mahroof, Property and Estates Manager

6 Any Other Business

7 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).

8 Town Centre Regeneration, Delivery Considerations

Verbal Update from Steve Lee, Assistant Director – Regeneration & Programmes

9 Date, Time and Venue for Next Meeting

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

Access for All statement

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- **Visiting** our offices at 2013 Mill Lane, Wingerworth, S42 6NG

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.
26

CXT Minutes of Last Meeting

B/20/

25- RESOLVED –
26

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 Town Centre Regeneration: Delivery Considerations

B/22/

**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-
26**

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.

26

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.

CLAY CROSS TOWN DEAL BOARD

MINUTES OF MEETING HELD ON FRIDAY, 30 JANUARY 2026

Present:

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

Councillor Jayne Barry
Councillor Kathy Rouse
Louise Sandher-Jones
Angela Stansfield

Councillor Pat Kerry
Councillor Alex Dale
Andrew King
Councillor Stephen Reed

Also Present:

M Homer	Head of Service - Derbyshire Adult Community Education Service, Derbyshire County Council
S Lee	Assistant Director of Regeneration and Programmes (SIRO)
T Burdett	Programmes Manager
S Stevenson	Partnership Strategy & Support Officer
T Fuller	Senior Governance Officer

CXT Apologies for Absence

B/26/

25-26 Apologies for absence were received from Councillor Brian Wright, Gavin Varley and Becky Hunter.

CXT Declarations of Interest

B/27/

25-26 There were no declarations of interest.

CXT DCC Adult Education Services Presentation

B/28/

25-26 The Board received a presentation that detailed the future options consultation for the Derbyshire Adult Community Education Service (DACES). The presentation included an explanation of the purpose and approach of the consultation, a summary of the priorities of the consultation and a detailing of three options that were being put forward to consultees. At the end of the presentation, Board Members were asked to give their input into the consultation.

Board discussed the presentation. Members discussed the importance of non-qualification courses, the importance of getting the older generations involved in mentoring young people, the need for flexibility to get to the most deprived communities and the need to be able to get those in need to engage with the service. The Board also heard that a large portion of the DACES budget was spent on sustaining buildings, and it was suggested that in some cases the money could be better spent elsewhere.

The Board discussed concerns that the decision on the future of DACES would potentially lead to Derbyshire County Council (DCC) pulling out of providing the Adult Education Centre in Clay Cross. It was highlighted that this provided an integral part of the regeneration project. Some Members suggested that the uncertainty was causing stress to people of Clay Cross. Some Members suggested that it would be wrong to try and pre-empt the results of the consultation. It was also suggested that certain options being put forward could likely mean Clay Cross Adult Education Centre remained open, although it was acknowledged that the potential of closure represented a major issue to the Board.

The Board discussed the importance of the Adult Education Centre to the Clay Cross regeneration scheme. Some Members suggested that the primary concern was around the building itself rather than the future of adult education provision in Clay Cross at this time. Some Members queried whether DCC had considered alternative uses for the building. The Board heard that DCC were not at that stage yet, although they remained committed to having the building as part of the regeneration scheme. The process for reaching a decision on the future of the Clay Cross Adult Education Centre was explained and a timeline for reaching a decision was shared. In this context, the process for when a building was deemed surplus to service need was clarified.

At the end of the discussion, the Board agreed to submit a collective response to the consultation. It was suggested that an informal Teams meeting be set up to formulate a collective response.

RESOLVED –

1. That the presentation be noted.

That Board submit a collective response to the future options consultation for the Derbyshire Adult Community Education Service (DACES).

Clay Cross Town Deal Programme Report

March 2026

PROGRAMME UPDATE

MARCH 2026

SUMMARY

Inside Limited has ceased work on site. The Council is managing this change through the appropriate contractual and governance processes.

A contractor has been appointed to commence preliminary works to pedestrianise Market Street to meet DCC Highways work permit requirements.

DCC have confirmed that the library will no longer re-locate to Block B.

Town Centre Regeneration works progress:

- Block A works progressed, roof and floors under construction – currently paused.
- New access to the car park from the A61 is being progressed.
- Works have started on the pedestrianisation of Market Street.
- Several units in the process of securing tenants.

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

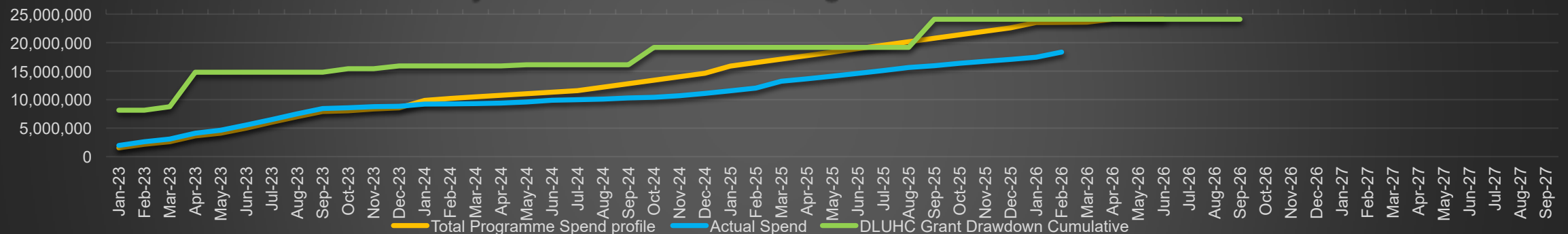
- Achieved
- On Target
- Overdue
- ▲ Unlikely To Meet Target

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 Construction continues ■ 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
<p>Overall Programme</p> <p>Risk realised: programme slippage delaying completion of works, impacting on the overall delivery timescales.</p>	<p>Discussions with the Council’s Legal team are underway. A re-procurement exercise may be required should Inside Ltd not return to site. Works undertaken to date may require review and re-design in readiness for a new contractor, should that be required. The impact on delivery timescales will need to be reviewed. Impact of library no longer re-locating to Block B to be assessed.</p>
<p>Budget</p> <p>High risk that the current budget is now not adequate to complete the project.</p>	<p>A budget review is underway and additional value engineering maybe required. Discussions underway with EMCCA to safeguard additional funding applied for. Legal discussions with Inside Ltd to be concluded before decision to re-cost the scheme and procure a new contractor is needed. Impact of library no longer re-locating to Block B to be assessed.</p>
<p>Design Concerns</p> <p>High risk that new designs will be required to finish key elements of the project.</p>	<p>Clarification being sought regarding current warranties are valid on partly completed works. Potential re-designs for key scheme elements may be required</p>

Clay Cross Town Deal Programme Overview



TOWN CENTRE REGENERATION - UPDATE

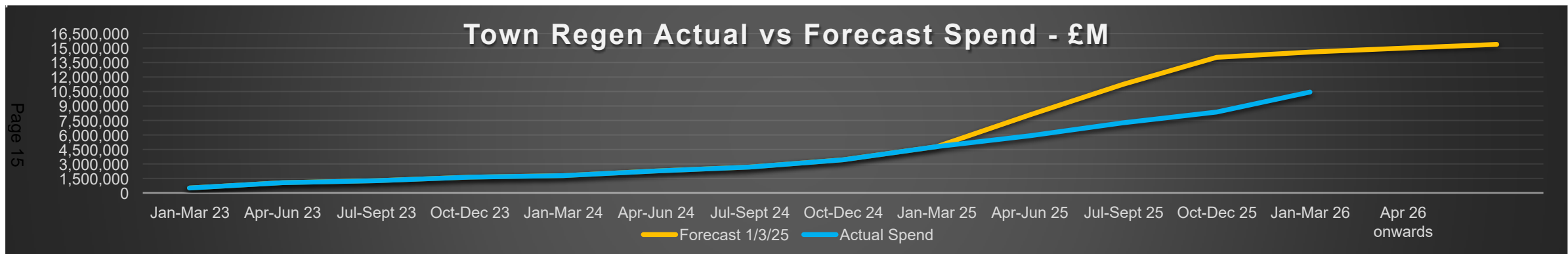


Timeframe	Budget	Project Summary
Start: Jan 2023 End: March 2026	£15.3m	The Town Centre Regeneration project is supporting several changes being made to revitalise the centre of Clay Cross. Four key elements include transport and connections to enhance connectivity by foot and car, enhancement of the 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
<div style="background-color: red; color: white; text-align: center; padding: 10px;">Red</div>	<ul style="list-style-type: none"> Block A works progressed, roof and floors under construction. New access to the car park from the A61 is being progressed. 	<p>Inside Limited have ceased works on site citing ongoing contractual and financial disputes. The Council does not agree that the contract has been legally terminated and is managing this change through the appropriate contractual and governance processes.</p> <p>DCC have now confirmed that the library will no longer re-locate to the Block B building. The impact on programme timeframe and budget will now need to be assessed.</p>
<div style="background-color: #007bff; color: white; text-align: center; padding: 2px;">PREVIOUS RAG</div>	<ul style="list-style-type: none"> Works have started on the pedestrianisation of Market Street. Several units in the process of securing tenants. 	<p>A contractor has been appointed to commence preliminary works to pedestrianise Market Street to meet DCC Highways work permit requirements.</p> <p>Market Street works have begun, the A61 works to follow. Currently within expected timescales.</p>

TOWN CENTRE REGENERATION – RISK AND SPEND



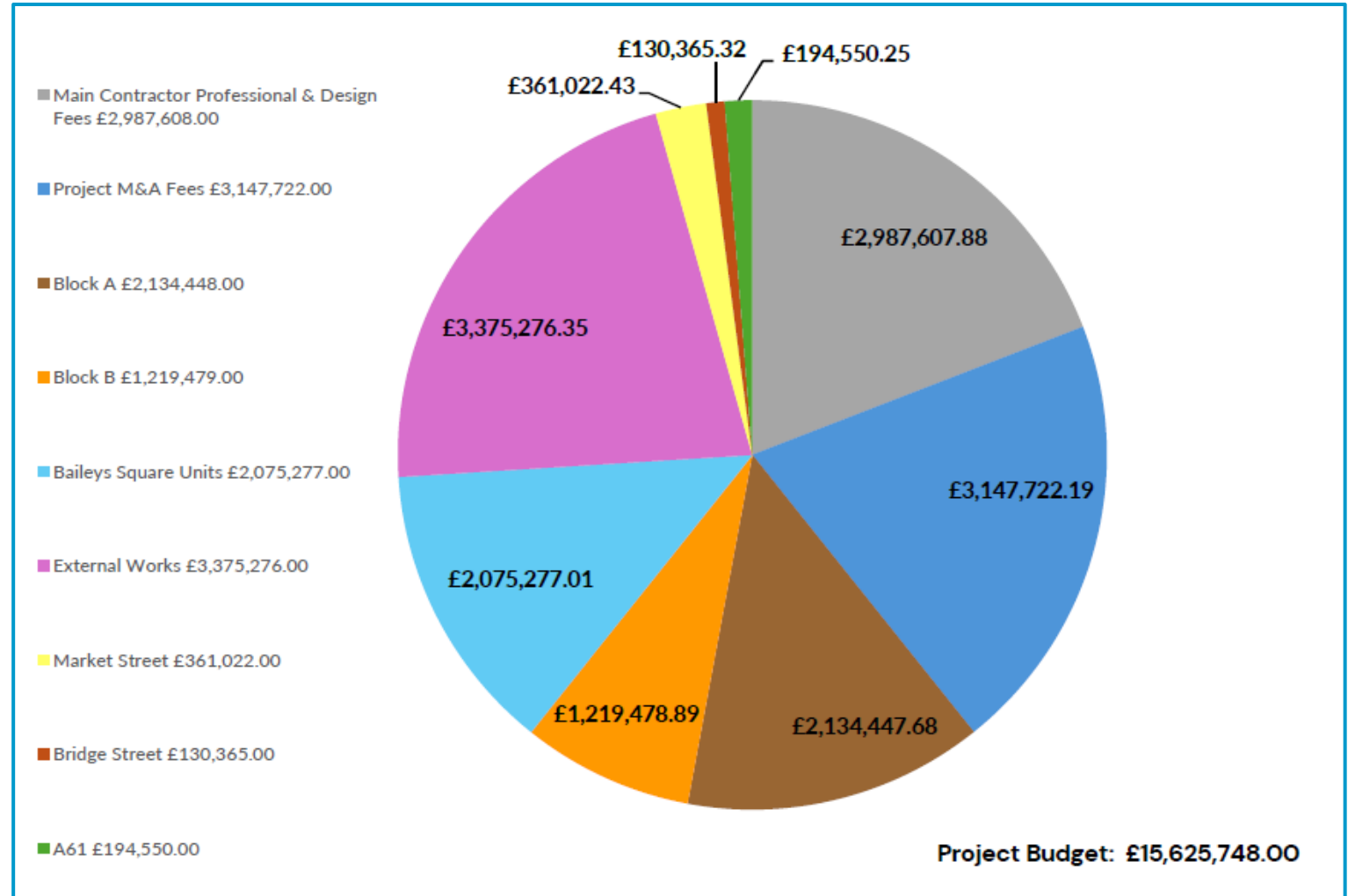
Top Programme Risks	Mitigation
<p>Overall Programme Risk realised: programme slippage delaying completion of works, impacting on the overall delivery timescales.</p>	<p>Discussions with the Council’s Legal team are underway. A re-procurement exercise may be required should Inside Ltd not return to site. Works undertaken to date may require review and re-design in readiness for a new contractor, should that be required. The impact on delivery timescales will need to be reviewed. Impact of library no longer re-locating to Block B to be assessed.</p>
<p>Budget High risk that the current budget is now not adequate to complete the project.</p>	<p>A budget review is underway and additional value engineering maybe required. Discussions underway with EMCCA to safeguard additional funding awarded. Legal discussions with Inside Ltd to be concluded before decision to re-cost the scheme and procure a new contractor is needed. Impact of library no longer re-locating to Block B to be assessed.</p>
<p>Design Concerns High risk that new designs will be required to finish key elements of the project.</p>	<p>Clarification being sought regarding current warranties are valid on partly completed works. Potential re-designs for key scheme elements may be required.</p>



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 – 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.

CLAY CROSS ACTIVE – MHCLG OUTPUTS AND OUTCOMES

Outputs and Outcomes	Target	To be achieved by	Actual	Progress
New/upgraded protected sports centre	1	June 2025	1	Centre now open.
New /upgraded cycle/walking path km/Total length of pedestrian paths improved	3	March 2026	474m	CCA – External pathways excluding the rear. Additional monitoring to take place once the 3G pitch construction reaches completion..
Amount of new 'other' enterprise space (m ²)	4,800	June 2025	5,202.50	Total floor space ground floor - 3782, 1st floor 1420.5. Overall total 5202.50
Number of full-time equivalent (FTE) permanent jobs safeguarded through the projects	20	June 2025	20	Achieved.
Number of full-time equivalent (FTE) permanent jobs created through the projects	5	June 2025	6.04	6.04 FTE jobs permanent jobs created. 26 casual jobs created on a permanent 0 hours contract, to cover sickness, AL and general demand.

CLAY CROSS ACTIVE – OTHER OUTCOMES

Indicative figures, new data collection methods are in the process of being tested.

Outputs and Outcomes	Progress
Overall increase in the number of attendances at Sharley Park Community Activity Hub	Sharley Park LC July 2022 (pre closure) = 16,222 visits/month Clay Cross Active July 2025 = 28,187/month Clay Cross Active Feb 2026 = 42,562 / month. This is made up of 12,522 wet attendance (Pool) and 30,040 dry attendances (gym, sports hall, etc) a 66% increase from July 2025.
New participants engaging with the Community Activity Hub – both actively and through the social opportunities.	Monthly direct debit memberships Sharley Park LC at July 2023 = 919 members Clay Cross Active at July 2025 = 2720 Clay Cross Active at Feb 2026 = 3,387 Increased memberships from July 2025 are 667 new members
Increased everyday use of outdoor active environments around Sharley Park e.g. Pitches, walking and cycling routes	Outdoor activity has improved through regular use of the new play park located at the side of the new facility and outdoor seating provision. 10 clubs are using the new 3G pitch on a regular basis.

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: Inside Ltd have ceased works on site. The council is managing this via the appropriate contractual and governance processes. To ensure we meet the DCC work permit requirements, contractors have been engaged to deliver the Market St and A61 works. Library will no longer re-locate to Block B.

Local Regeneration Fund: That the Government has amalgamated Town Deals, Levelling Up Funds and Pathfinder Pilots, known as 'The Local Regeneration Fund'. A new reporting template is being developed by MHCLG. We await further instruction and guidance on the new reporting process.

