

## Clay Cross Progress Summary Report Market Street Regeneration

Project Description	Phase 1 of mixed use town centre regeneration delivering homes, commercial premises and a market square within an enhanced environment
Date Of Report	16 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>A technical workshop in November and feedback from December's WG meeting are informing a revised masterplan design concept. The concept will form part of the public consultation material planned for late Jan/Feb, subject to Board approval.</p> <p>Dependency with Clay Cross Connections work and although delays have occurred, the projects are aligning for public engagement in the New Year.</p> <p>This timescale would enable the design to be 'fixed' for business plan purposes in February.</p> <p>Several additional studies have been identified as critical to the project business cases and the Board is being asked separately to approve these (see agenda item 11).</p> <p>Other risks and issues to note/ consider:</p> <ul style="list-style-type: none"> <li>design in terms of highways, the bus station and impact on public transport services;</li> <li>land ownership and assembly;</li> <li>securing demand (developer, occupier);</li> <li>project costs and viability</li> </ul>	
Matters for the Clay Cross Town Deal Board	
Programme dependent on public consultation being undertaken in Jan to mid Feb – delaying consultation to Feb/March will delay the conclusion of the business plan. Board decisions on consultation and prioritised use of early release funding required.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Bridge Street Regeneration

Project Description	Phase 2 of town centre regeneration, relocating bus station to support housing, leisure and commercial premises promoting enhanced connectivity.
Date Of Report	16 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>As previously reported, soft market testing identified a lack of investment interest in leisure uses (primarily because of proximity to Chesterfield) and the concept of a wholly residential scheme was discounted by Working Group. An option for private retirement living has not generated interest from specialist providers.</p> <p>Other potential options being explored include: managed workspace but the level of demand needs to be ascertained as this use is being considered on other projects; and 'grow on' opportunities but that may be too premature at this time. There may an opportunity to align the future development of the site with the strategic objectives of the skills &amp; training and low carbon workstreams.</p> <p>Other risks and issues to note/ consider:</p> <ul style="list-style-type: none"> <li>land ownership and assembly</li> </ul>	
Matters for the Clay Cross Town Deal Board	

To note difficulties and mitigation action; to charge the Working Group to scope options and bring forward recommendation(s) for the site before mid-February.

<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Clay Cross Connections

Project Description	A package of interventions aimed at improving traffic management and the public realm and promoting active transport options within Clay Cross.
Date Of Report	16 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	<p>December's WG received update on the proposed strategic approach to Connections, covering traffic management and demand management in Clay Cross. Traffic management is primarily based on introducing a 'smart' corridor along the A61 including measures to signals and provision of real-time information. Demand management measures would cover pedestrian routes, cycle network and a hub facility around the bus station.</p> <p>Spare capacity on the Harris Way roundabout provides the opportunity to open the Bridge Street link to Market Street.</p> <p>The impact of any proposed changes on buses and bus users will need careful consideration.</p> <p>As previously advised the Connections project will likely progress as a programme business case (with NEDDC as the accountable body) and include arrangements for the defrayal of funding as proposals are worked up for individual projects.</p> <p>Other risks and issues to note/ consider:</p> <ul style="list-style-type: none"> <li>• dependencies particularly the Market Street project;</li> <li>• evidence base;</li> <li>• project impact</li> </ul> <p>Several additional studies have been identified as critical to the project business cases and the Board is asked separately to approve these (see agenda item 11).</p>
Matters for the Clay Cross Town Deal Board	<p>Programme dependent on public consultation being undertaken in Jan to mid Feb – delaying consultation to Feb/March will delay the conclusion of the business plan. Therefore Board decisions on consultation and prioritised use of early release funding are critical.</p>
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Clay Cross Creative

Project Description	Creative sector led community asset, repurposing historic buildings to create a focal point for enterprise, performance and activity within the town centre.
Date Of Report	14 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>The updates to the November Board meeting identified the issue around future management and identifying an operator for the Creative Hub. It has been proposed that part of the Early Release Funding is used to secure Operational Business Plan Support. This support is expected to provide a plan/strategy, based upon options analysis and best practice, for how the Creative Hub is best managed and operated, and by whom. It would address the key issue of the Hub's financial sustainability.</p> <p>Progress is being made on design following a Working Group site visit and subsequent options analysis and discussion. Initial designs are being created to prompt feedback and further discussion.</p> <p>An online survey of artists and creative organisations was issued through partners' contacts but has generated a limited response.</p> <p>Other risks and issues to note/ consider:</p> <ul style="list-style-type: none"> <li>• cost constraints</li> </ul>	
Matters for the Clay Cross Town Deal Board	
To note issue with identifying an operator and engagement; and to charge the Working Group to scope options for delivery and facility management and undertake soft market testing by mid-February.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Skills and Enterprise Hub

Project Description	Shared platform for establishing an integrated skills and enterprise offer, based on collaborative working between public and private providers.
Date Of Report	19 October 2021
Progress Status (RAG)	<b>GREEN</b>
Progress by Exception	
<p>Design options are being drawn up to support with decisions around capacity. Productive discussions with DCC on-going in relation to potential services (including moving library services to the Hub) and capacity needs – acknowledged high degree of synergy between the planned functions.</p> <p>Other risks and issues to note:</p> <ul style="list-style-type: none"> <li>• partner agreement;</li> <li>• site/building constraints;</li> <li>• cost over-runs;</li> <li>• unsuitable operator arrangements</li> </ul>	
Matters for the Clay Cross Town Deal Board	

None	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

### Clay Cross Progress Summary Report Sharley Park Active Community Hub

Project Description	A new modern activity hub providing access to sports and leisure facilities – within the centre and the adjoining park – alongside potential district heating potential.
Date Of Report	16 December 2021
Progress Status (RAG)	<b>GREEN</b>
Progress by Exception	
The design team have recently presented an early concept design, which is deliverable within the budget envelop whilst achieving all key element of the scheme. The business plan is being updated to reflect the concept design. Recent meetings have taken place with all funders and tenants who have all reaffirmed their commitment to the development.	
Matters for the Clay Cross Town Deal Board	
None	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

### Clay Cross Progress Summary Report Low Carbon Workspace

Project Description	Intervention to create exemplar developments as a pilot to implementing a strategy promoting net zero carbon.
Date Of Report	16 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
A survey of Clay Cross businesses (excluding retail) has been commissioned to understand their future investment plans for decarbonising their work spaces. The feedback could potentially shape the approach taken by this Low Carbon project for example either through direct delivery of new workspace such as at the former Depot site or through a Fund that businesses could access to support the delivery of the low carbon workspace.	
Other risks and issues to note:	
<ul style="list-style-type: none"> <li>• no clear business demand emerging from survey;</li> <li>• no outputs identified</li> </ul>	
Matters for the Clay Cross Town Deal Board	
To receive an update from the Working Group on views from local companies on their energy efficiency position.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat

## Clay Cross Progress Summary Report Low Carbon Housing

Project Description	The delivery of new and highly sustainable housing to meet the needs of local communities while bringing derelict and underused land back into use.
Date Of Report	16 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	
<p>The Board has decided to complete the business case for the Low Carbon Housing project in parallel with the development of the Low Carbon Energy Network Strategy. A planning application for the priority social housing site is due to be submitted shortly. The Registered Provider developer has been contacted to understand if the site has been impacted by the recent and significant cost inflation.</p> <p>The Broadleys site, which is also being considered for low carbon housing (and is an allocated housing site in the recently adopted Local Plan), is being reviewed by the Council's JV partner. To better understand the costs and benefits, several studies have been proposed using the Early Release Funding to provide greater information to inform the project: completing site investigations will help in understanding the constraints and opportunities on the site; valuation of land holdings will help pin down acquisition costs and provide sound basis for future negotiations; and a masterplan to help refine the design approach. Queries about the need for the latter proposal have been received.</p> <p>Other risks and issues to note:</p> <ul style="list-style-type: none"> <li>limited demand;</li> <li>dependent on third party developer (Market St);</li> </ul>	
Matters for the Clay Cross Town Deal Board	
To provide clarity on programme expectations for the delivery of low carbon housing.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Energy Network Strategy

Project Description	Development of a detailed strategy and route map to achieve local targets for net zero carbon underpinned by detailed baselining and feasibility.
Date Of Report	16 December 2021
Progress Status (RAG)	<b>GREEN</b>
Progress by Exception	
<p>The draft Energy Network Strategy brief has been signed off by the Low Carbon Working Group. NEDDC's procurement team has suggested the best, compliant route to market is through the SCAPE framework, which should be quicker and cheaper than a general, open invitation to tender. The brief and procurement route are a separate agenda item to the Town Deal Board, which seeks approval to proceed.</p> <p>Other risks and issues to note:</p>	

- satisfying assurance requirements;
- supplier demand

#### Matters for the Clay Cross Town Deal Board

To approve the Energy Network Strategy brief and procurement route as part of the Town Deal agenda

<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget

## Clay Cross Progress Summary Report Rail Feasibility

Project Description	Commissioning detailed work to investigate the feasibility of re-installing a train station in / near Clay Cross
Date Of Report	16 December 2021
Progress Status (RAG)	<b>AMBER</b>
Progress by Exception	<p>The draft final procurement brief is still awaiting approval from the Working Group.</p> <p>A short report outlining and analysing the options was sent to the WG electronically for members to indicate their preferred option for recommendation to the Board. The majority have not expressed a preference. However one preference is to undertake a mini-competition through an alternative framework or proceeding with an open tender route on the basis that confidence over cost is a greater priority than speed. The only other preference supported NEDDC's procurement team recommendation that the SCAPE framework is used to appoint Gleeds to undertake the study and create a Strategic Outline Business Case (SOBC) for the railway station.</p> <p>The Strategic Assessment, required by DLUHC to release Town Deal funding to undertake the study can only be completed once a fee proposal has been received after which it will come to the Board for approval. It is noted that the current programme expects the Strategic Assessment to be brought to the March Board for determination (see agenda item 6). This is dependent on having carried out an appropriate and compliant procurement process for commissioning the feasibility study.</p> <p>Other risks and issues to note:</p> <ul style="list-style-type: none"> <li>• SOBC may show that rail station is not feasible</li> </ul>
Matters for the Clay Cross Town Deal Board	
To note delay and implications for finalising the Strategic Assessment and to charge the Working Group with signing off and recommending a procurement route for Board approval at the start of February.	
<b>R</b>	Urgent Action - adverse impact possible/ likely without immediate action
<b>A</b>	Escalate Action to remove threat
<b>G</b>	Being managed within programme/budget