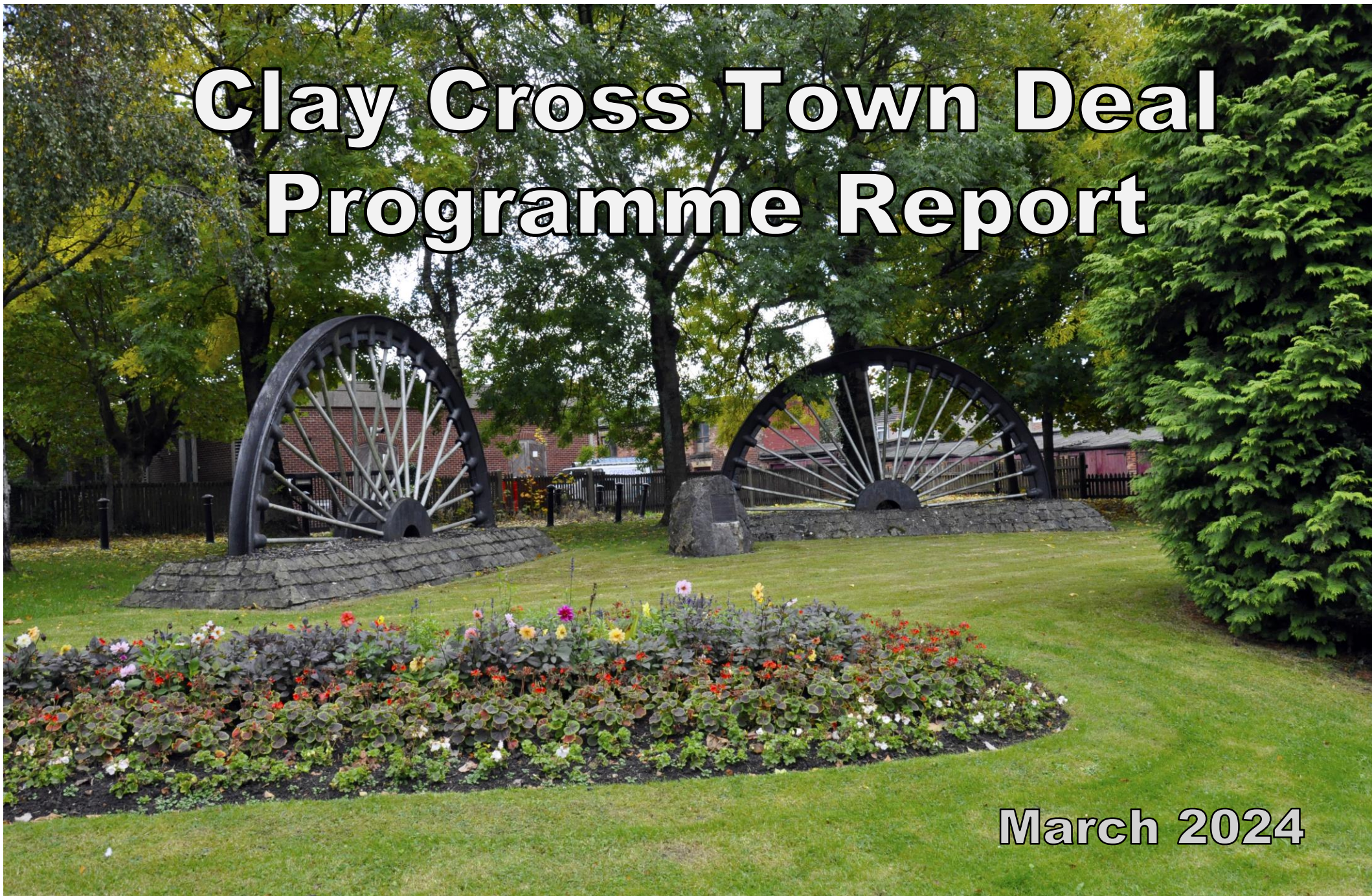


Clay Cross Town Deal Programme Report



March 2024

PROGRAMME UPDATE

MARCH 2024

SUMMARY

The fourth quarter of this financial year has seen the following milestones being met for the programme.

- Clay Cross Active swimming pool pressure testing completed. Sharley Park Leisure Centre was officially closed at the end of February.
- The preferred contractor for the Town Centre regeneration and connections works have been selected.
- Low Carbon Challenge Fund: twelve applications have been approved and seven expressions of interest submitted.

Overview

- Total programme budget of £24.1m.
- Programme to be financially completed by March 2026.

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

■ Overdue

■ On Target



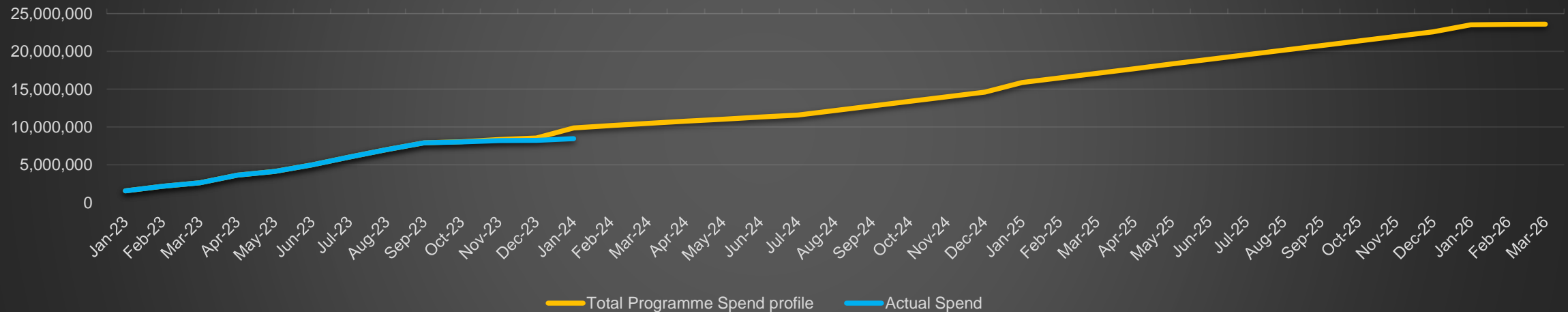
Project	£	Key Milestones					
		2023/24				24/25	25/26
		Apr – Jun Q1	Jul – Sept Q2	Oct – Dec Q3	Jan – Mar Q4		
Clay Cross Active Start: Jan 2023 End: Nov 2024	£7m	● Sports hall construction underway	● New pool excavation works commenced	● CCTD Funding spent	■ Construction continues	■ Construction Complete	
Town Centre Regeneration Start: Jan 2023 End: March 2026	£14.1m	● Planning application submitted	● EOI process for main contractor complete	● Planning app decision ■ Acquisition of Block A & former school land	■ Appointment of contractor	■ Work to commence on Broadleys Units and Block A	■ Works on Clock Tower to commence
Low Carbon Challenge Fund Start: June 2023 End: March 2026	£1.9m	● Commercial scheme launched	● Residential scheme launched	● Launch of Energy Audit Scheme	■ Continue business engagement	■ Continue business engagement	■ Programme complete March 26
Local Area Energy Plan (LCENS) Start: September 2022 End: June 2023	£148k	● Complete and published					
Rail Station Feasibility Start: September 2022 End: June 2023	£102k	● Complete and published					

PROGRAMME – RISK AND FINANCE



Top Programme Risks	Mitigation
Rising costs continue to increase pressure in delivering projects to budget.	Regular cost plan reviews for each project reviewed weekly by contractors/clients). Value engineering conducted as and where necessary to bring projects within budget.
Failure to purchase or agree the workplan on externally owned assets within the time needed to deliver the programme to DLUHC deadline.	Regular review of project programme against the work breakdown structures. If elements need to be re-aligned, this is actively managed to ensure the overall programme is maintained.
Failure to meet the outputs/outcomes as specified in the Clay Cross Town Deal Business Cases.	To be closely monitored by SLT and project team level, put in place mitigating actions where necessary.

Clay Cross Town Deal Programme Overview



CLAY CROSS ACTIVE - UPDATE



Timeframe	TD Budget	Project Summary
Start: Jan 2023 End: Nov 2024	£7m	A new health and wellbeing community hub for the residents of Clay Cross and the surrounding area. State-of-the-art fully accessible and family friendly leisure centre. Facilities will include pool, sports hall, wellness centre, gym, soft play, tag active and a café. Local services including community health care and advice agencies will be located at Clay Cross Active.

CURRENT RAG	KEY ACHIEVEMENTS	PROGRESS SUMMARY
Amber	<ul style="list-style-type: none"> Construction well underway. Steel frames and concrete flooring in place. Swimming pool walls have now been pressure tested. 	<ul style="list-style-type: none"> Construction progressing despite inclement weather. Ground floor slabs, roof decking, dividing wall in sports hall underway. Work now underway to construct wet change and pool area. Discussions continue with NHS and Citizens Advice to formally agree leases for new space. Work now underway to explore leasing options for TAG Active, Soft Play and Fitness Suit. Following correspondence sent by the Council Leader, National Grid have now confirmed that power connection to the leisure centre will be undertaken by early June 2024. This reduces impact to the programme schedule and the risk has now significantly reduced. Project on track, 50% spend and 60% work achieved against the overall contract.
PREVIOUS RAG	<ul style="list-style-type: none"> Sharley Park Leisure Centre closed at the end of February. 	
Amber		

CLAY CROSS ACTIVE - UPDATE



Overall Progress



Sports Hall



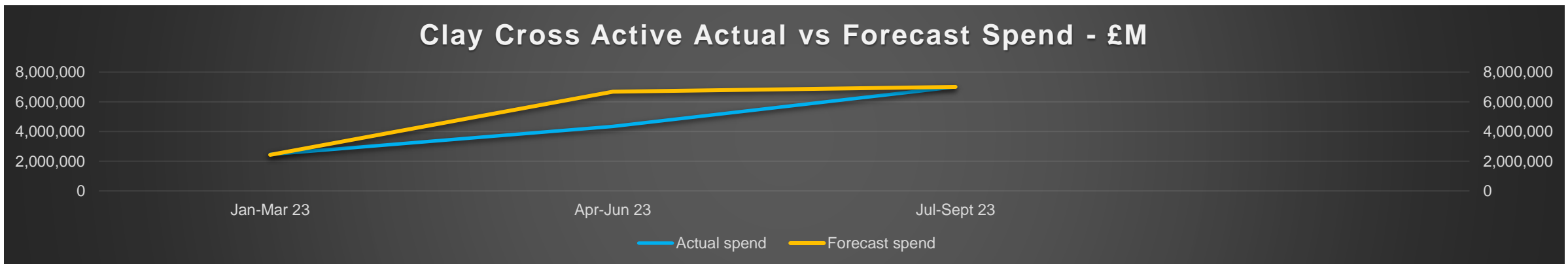
Learner and Main Pool



CLAY CROSS ACTIVE - RISK & SPEND




TOP THREE RISKS	MITIGATION
Exceptionally adverse weather delays the project and provides an opportunity for the contractor to claim an extension of time.	Maximise off site construction, and limit wet trades, to ensure less pressure on programme. The contractor has had a few months of severe weather that has complicated the programme and required mitigation. This is ongoing and being monitored but should improve moving into Spring 24.
Asbestos is found in the existing building to a greater extent than expected.	Retain a substantial contingency sum to the end of the demolition of the swimming pool hall to expend, if required, against this item in the future.
National Grid's failure to commit to a programme with the potential risk of a significant delay to the required 'power on' date because of offsite electrical reinforcement works.	A specific risk workshop was held as part of the January 24 Project meeting. A letter was subsequently prepared that was issued by the leader of the Council and Managing Director to National Grid in early February 24. National Grid have responded positively to commit to the required power on date in early June 24.



CLAY CROSS ACTIVE – DLUHC OUTPUTS AND OUTCOMES

Outputs and Outcomes	Target	To be achieved by	On target to achieve?	Progress
New/upgraded protected sports centre	1	Nov 24	Yes	Completion of Clay Cross active will achieve this output.
New /upgraded cycle/walking path km/Total length of pedestrian paths improved	3	Mar 26	Yes	Will be achieved by improvements to existing and the creation of new paths around the leisure centre. Other elements of the Town Deal Programme, including Broadley, pedestrianisation of Market Street could also contribute to achieving this output if required.
Amount of new 'other' enterprise space sqm	4,800	Nov 24	Yes	This will be achieved by creation of a new café, tag active, soft play and community/commercial hire and lease opportunities.
Number of full-time equivalent (FTE) permanent jobs safeguarded through the projects	20	Nov 24	Yes	There is high confidence that the number of jobs safeguarded will be met.
Number of full-time equivalent (FTE) permanent jobs created through the projects	5	Nov 24	Yes	There is high confidence that the number of jobs created will be met.

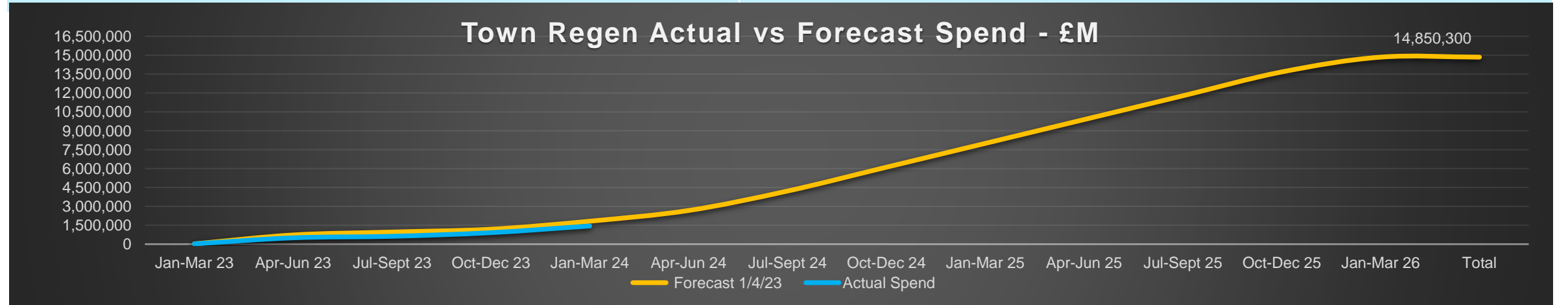
TOWN CENTRE REGENERATION - UPDATE

Timeframe	Budget	Project Summary	
Start: Jan 2023 End: March 2026	£14.1m	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, create a 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 Broadleys to provide flexible accommodation for start-up and pop-up enterprise units and providing a space for community activities.	
CURRENT RAG	KEY ACHIEVEMENTS	PROGRESS SUMMARY	
Amber	<ul style="list-style-type: none"> The preferred Contractor for the works has been selected. The Former Junior School land has been procured by the Accountable Body. 	<ul style="list-style-type: none"> Inside Limited have been selected via the procurement tendering process. The scope of service being provided is to be agreed and contracts signed. The Contractor will be invited to meet the Accountable Body in due course. The project team is working with the NEDDC planning dept to find a solution to address the conservation issues highlighted within the A61 access application prior to it being formally submitted to the planning team at the end of March. External commercial agents have been approached to promote the business spaces, Block A and the current library once vacated. 	
PREVIOUS RAG	<ul style="list-style-type: none"> Purchase of the Block A building from DCC by Accountable Body in the final stages. 	<ul style="list-style-type: none"> DCC, Chesterfield College and the University of Derby have been asked by the Accountable Body to clarify their delivery strategy and methods for the delivery of the learning outcomes/outputs as agreed with DLUHC. A final decision is required by the partners to enable the project to progress. It is recommended to Board that an update is received at the next Board meeting. 	
Amber		<ul style="list-style-type: none"> The branding has been designed for the new square and public realm area, this will be used when promoting the new space. 	

TOWN CENTRE REGENERATION – RISK AND SPEND



TOP RISKS	MITIGATION
The 278 connection works technical approval from DCC are outstanding and the delay may impact the programme further. TRO's currently have a six month plus approval time which may impact the programme.	DCC to advise on timeline for technical approval to be granted and how the TRO's can be expedited.
The delivery of the skills/learning outputs/outcomes not delivered as agreed with DLUHC.	Discussions between the Accountable Body and learning providers underway. Strategy and delivery models to be agreed. It is recommended to Board that an update is received at the next Board meeting.
A61 planning submission is not approved.	The programme team to work with the planning dept to resolve issues to get to the point that the planning team are able to recommend to approve.



TOWN CENTRE REGENERATION – DLUHC OUTPUTS



Outputs	Target	To be achieved by	On target to achieve?	Progress
Community Hub/ F&B (m ²)	367	Mar 2026	Yes	Refurbishment of Block A will achieve this output.
Skills Hub & Library (m ²)	1,394	Mar 2026	Yes	Refurbishment of Block B will achieve this output.
Workspace/Retail Units (m ²)	420	Mar 2026	Yes	Creation of pop up units and refurbishment of Block A 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 Broadleys 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 pop up units on Broadleys and Block A will achieve this output.

TOWN CENTRE REGENERATION - DLUHC OUTCOMES



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

LOW CARBON CHALLENGE FUND - UPDATE



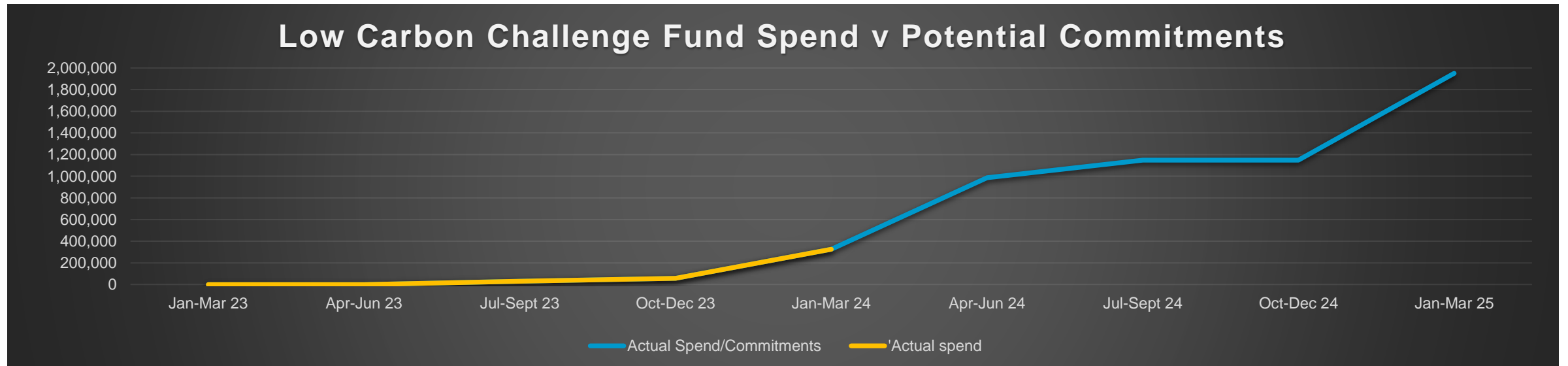
Timeframe	Budget	Project Summary
June 2023 - March 2026	£1.9m	Low Carbon Challenge Fund is a programme of support to help stimulate the transition to a low carbon economy and is targeted at developers of new homes and also at developers or tenants/owners of commercial property in the Clay Cross Town Deal area.

CURRENT RAG	KEY ACHIEVEMENTS	PROGRESS SUMMARY
Green	<ul style="list-style-type: none"> 6680 sq.m of commercial buildings have already been improved against the target of 6000 sq. m 	<ul style="list-style-type: none"> Three case studies published in the Clay Cross News magazine and will be included in Clay Cross Matters newsletter to be delivered to all businesses in April 2024. 12 applications have been approved totalling £325,128. 7 Expressions of Interest received with a potential value of £455k. 5 potential EOI's in development, not yet submitted totalling £205,890k. Energy appraisals have been carried out by PEP progressing the two exemplar schemes in development. Ongoing dialogue with NEDDC estates regarding energy efficiency benefits for existing tenants at Coney Green. Energy audits carried out on businesses in Clay Cross may identify energy saving interventions that could be funded through LCCF.
PREVIOUS RAG		
Green		

LOW CARBON CHALLENGE FUND RISKS AND SPEND



TOP THREE RISKS	MITIGATION
Low uptake results in failure to spend budget within programme time scales.	Significant marketing campaign undertaken and ongoing. Use of case studies to publicise benefits with regular contact with local businesses to promote the fund.
Failure to deliver contracted DLUHC outputs within programme time scales.	Targeted discussions with potential applicants to ensure the correct mix of projects are developed. This will ensure projects are able to deliver DLUHC outputs and outcomes.
Poor value for money for the work funded by LCCF.	Appointment of Professional Energy Purchasers now in place for appraisal of full applications to ensure value for money.



LOW CARBON CHALLENGE FUND

DLUHC OUTPUTS AND OUTCOMES



Outputs and Outcomes	Quantity	To be achieved by	On Target	Progress
New houses with improved (exemplar) energy consumption	60	March 26	Yes	Ensuring a minimum of 60 homes benefit from LCCF. Possible project with high profile residential developer will significantly contribute to the this output.
Enterprises receiving grant support	37	March 26	Yes	Ensuring a minimum of 37 enterprises are supported through LCCF. 12 supported to date.
Enterprises with improved energy consumption (production process)	37	March 26	Yes	Total number businesses/enterprise receiving grant funding, 12 supported to date.
Floor space with improved carbon performance M2	6,000	March 26	Achieved	Need to ensure enough businesses with adequate floor space are supported to help meeting this target. 6680 sq.m of commercial buildings have already been improved.
Sites generating electricity from renewable sources	2	March 26	Yes	Work underway to identify potential businesses that could meet outcome.
Innovative projects developed	5	March 26	Yes	Work underway to identify potential projects that could meet outcome, 1 EOI received.

RAIL & ENERGY STRATEGY PROJECT UPDATES



PROJECT NAME	PROGRESS UPDATE	FUTURE ACTIVITY
Local Area Energy Plan (Low Carbon Energy Network Strategy)	<p>The Low Carbon energy network strategy now renamed the Local Area Energy Plan has been published.</p>	<p>The plan has fulfilled the primary purpose of shaping the Low Carbon Challenge Fund, however, it will be key to maintain visibility of the plan to help identify future opportunities.</p> <p>The Economic Development Unit visited an innovative mine water heating system at Gateshead in September. Further work underway to identify other innovative projects that may benefit Clay Cross.</p>
Rail Station Feasibility	<p>The Rail Feasibility Study has been published which completes the Town Deal funded project. Further work will be undertaken going forward to ensure that it remains on the agenda for the decision-making authorities.</p>	<p>Watching brief - Will maintain an overview of the Barrow Hill project and periodic contact with Network Rail and DFT to identify future opportunities.</p> <p>Potential to work with local partners to lobby central government to progress.</p>

FOR THE BOARD TO NOTE:

Clay Cross Active: That the project is progressing well and remains on track. Demolition of the existing pool has commenced.

Town Centre Regeneration: The preferred main contractor for the works have been selected and work continues in readiness for the formal contract signing.

Low Carbon Challenge Fund: Interest from businesses continues to be high. Two innovative schemes are being explored.

Rail Feasibility: Maintain a watching brief.

