

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

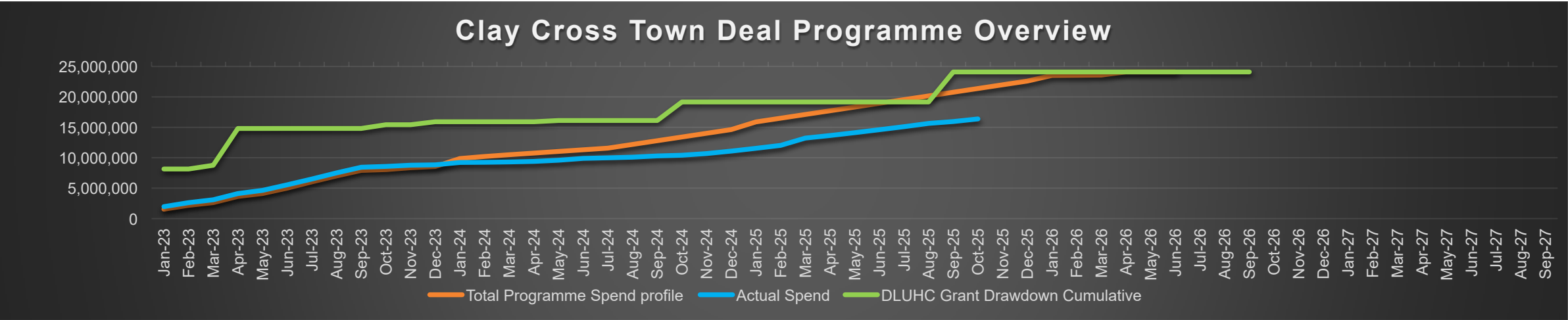
- Overdue
- ▲ Unlikely To Meet Target



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. 	<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>
Amber	<ul style="list-style-type: none"> Several Baileys Sq units in the process of tenants being secured. 	<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>

TOWN CENTRE REGENERATION – LOOKING AHEAD



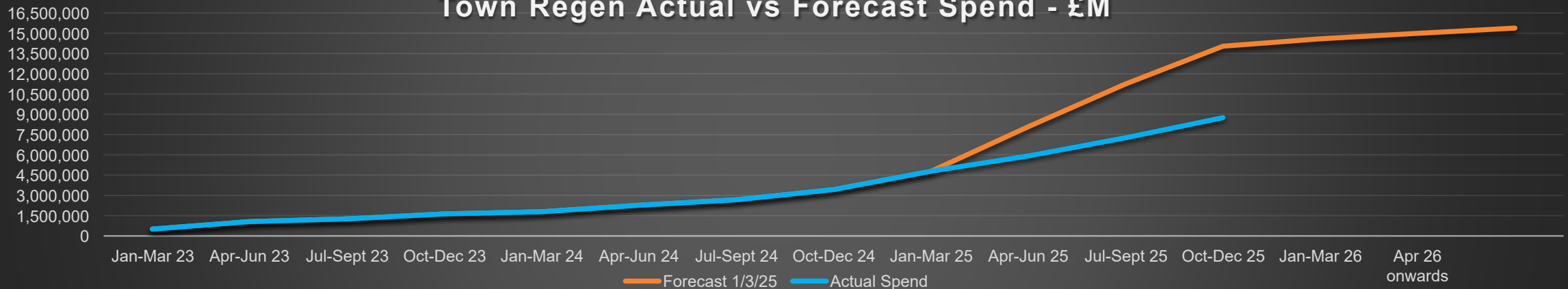
JAN 26	FEB 26	MAR 26
<p>No 1 Baileys Square</p> <ul style="list-style-type: none"> • Roofing works start and complete • External works continue <p>Baileys Square Units</p> <ul style="list-style-type: none"> • Internal works continue • Landscaping works continue <p>Baileys Square</p> <ul style="list-style-type: 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
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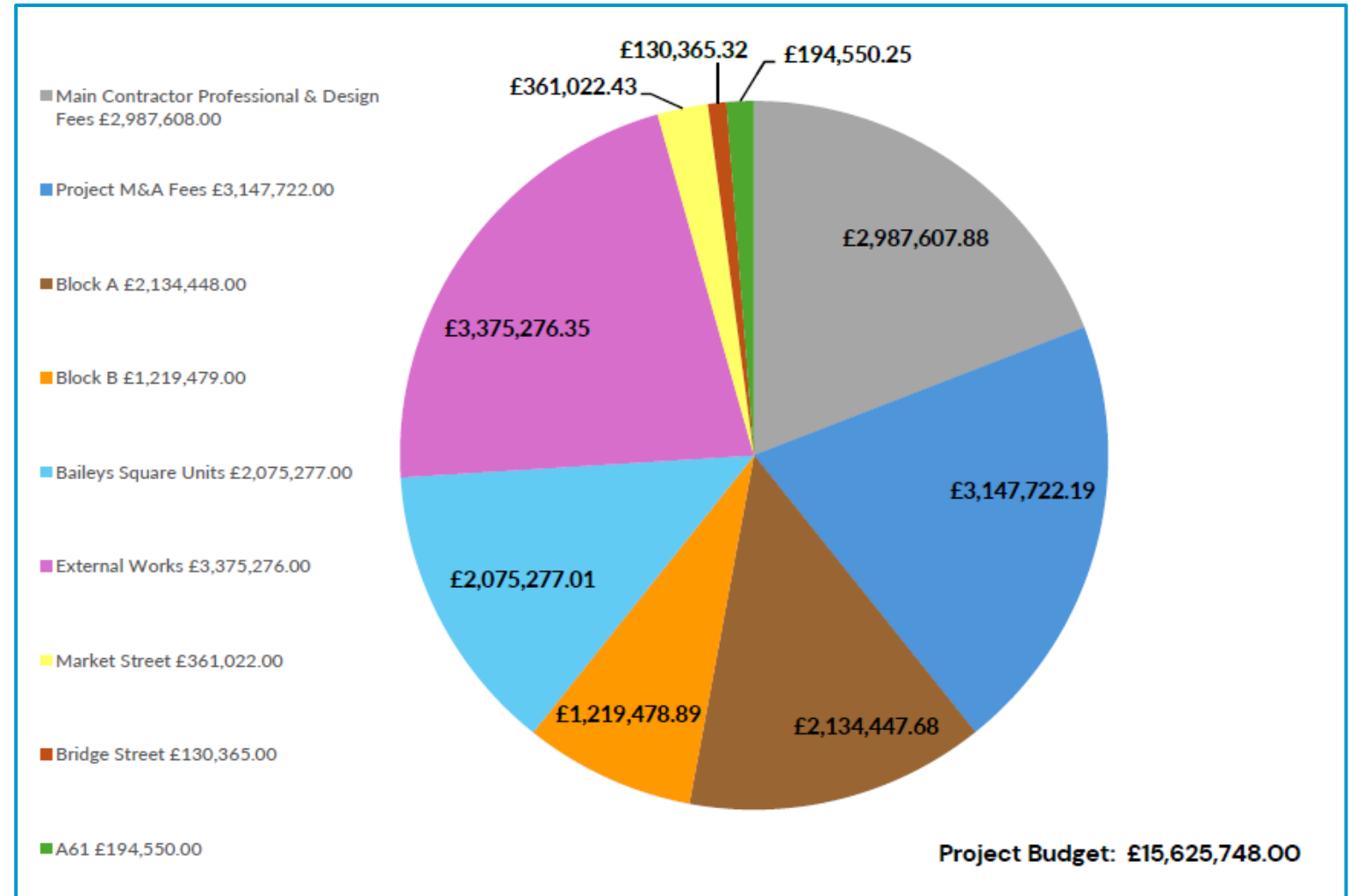
Town Regen Actual vs Forecast Spend - £M



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'.

