

Clay Cross Town Board

5th December 2025

Town Centre Regeneration: Delivery Considerations

Report of the Assistant Director – Regeneration and Programmes

Classification: Public

Report By: Steve Lee, Assistant Director – Regeneration and Programmes

Contact Officer: Steve Lee, Assistant Director – Regeneration and Programmes

PURPOSE / SUMMARY

To inform the Clay Cross Town Board of issues which directly impact on the current delivery focus of the Clay Cross Town Centre Regeneration project, with regards to the planned library relocation, consultation on the Derbyshire Adult Education Service and the application for East Midlands Combined County Authority (EMCCA) funding.

RECOMMENDATIONS

That the Town Deal Board notes the contents of this report and agree 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.
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IMPLICATIONS

Finance and Risk: Yes ☒ No ☐

Details:

The Strategic Outline Business Case (SOBC) for the Clay Cross Town Centre Regeneration project has been approved by MHCLG. The design of the project has been refined to ensure it is deliverable within available programme budget. Any changes to the contract activity and timescale risk abortive expenditure on activity undertaken as well as recalculations of preliminary costs and development spend.

On Behalf of the Section 151 Officer

Legal (including Data Protection):

Yes ☒

No ☐

Details:

North East Derbyshire District Council is the Accountable Body for the Clay Cross Town Deal, supporting the Clay Cross Town Deal Board as the project developer and responsible for the management of scheme funds, which includes the administration of core delivery contracts.

On Behalf of the Solicitor to the Council

Staffing: Yes ☐ No ☒

Details: No significant staffing issues arise from this report.

On behalf of the Head of Paid Service

REPORT DETAILS

1 **Background** *(reasons for bringing the report)*

- 1.1 The Clay Cross Town Centre Regeneration project is a development procured and contracted by North East Derbyshire District Council to meet the programme objectives agreed by the Clay Cross Town Board.
- 1.2 Derbyshire County Council (DCC) Cabinet Papers for the meeting to be held on 4th December 2025 were published on Wednesday 26th November 2025. Two papers have implications to the Clay Cross Town Deal, notably:
 - Item 10, [PERMISSION TO CONSULT ON FUTURE OPTIONS TO DELIVER DERBYSHIRE ADULT COMMUNITY EDUCATION SERVICES.pdf](#)
 - Item 11, [Library Strategy Update on Progress.pdf](#)
- 1.3 Subject to the outcome of the DCC Cabinet decisions relating to these papers, considerations will need to be made with regards to the programme's delivery of activity and timescale and any contractual and financial matters.
- 1.4 Following initial discussions with EMCCA regarding programme delivery issues resulting from unexpected financial challenges, an application was invited to the EMCCA Investment Programme for activity which would enable the delivery of key works and improvements which for financial reasons had been omitted from the landscaping, public realm, business units and skills hub elements. The EMCCA Board held on Monday 24th November 2025 agreed that the project would be invited to submit a final business case for £1m for EMCCAs consideration.

2. **Details of Proposal or Information**

2.1 **Derbyshire Adult Community Education Services Consultation**

- 2.2 Item 10 of DCC's Cabinet Papers for the meeting to be held on 4th December 2025 includes the following recommendation (10.1); that DCC:

Approves the programme of formal public and stakeholder consultation for a period of ten weeks on the three proposed, future options to deliver Derbyshire Adult Community Education Services (DACES).

- 2.3 The purpose of the consultation is to seek views on how DCC can deliver a more flexible service that supports those who need it most to gain qualifications, new skills and progress. Following recent changes in funding, the consultation aims to inform how the service can be more responsive to the changing needs of Derbyshire learners, increase learner numbers and ensure those who need the most support can achieve their goals.
- 2.4 The three options which will be consulted upon are:
- 2.4.1 Option 1: The Council continues to provide the service delivery and increases the opportunities for those residents with complex needs and within disadvantaged communities – delivering learning in and around where they live – focusing direct delivery on the existing sites with the highest proportion 16-19 learners.
- 2.4.2 Option 2: The Council continues to provide the service delivery focusing on maximising the use of partner resources, including employers, to increase opportunities for learning for those residents with complex needs and within disadvantaged communities – delivering learning when and where best suits the learner.
- 2.4.3 Option 3: The Council ceases to be a direct provider of the service and commissions other training providers to deliver specific interventions to meet the skills gaps across the county. A number of other councils across the country are not direct delivers of Adult Education and partner with sector experts.
- 2.5 The consultation will take place between December 2025 and February 2026, primarily undertaken through a digital survey as well as some targeted engagement sessions. The consultation process will lead to recommendations being made to the June 2026 DCC Cabinet for future implementation.
- 2.6 Recognition has been given to the need to engage with existing funding bodies and an offer has been made to attend a special Town Deal Board meeting during the consultation period; it is recommended this offer is accepted to ensure the Board's views are clearly articulated.
- 2.7 The outcome of this consultation and how any recommendations are implemented cannot be determined. The timescale of this work presents some challenges to the Town Centre Regeneration delivery programme as the longer-term future of the service and its operations from the Clay Cross Adult Education Centre cannot be determined.
- 2.8 In the short term, prudence is required on the Town Deal's public investment into the learning facilities of Clay Cross Adult Education Centre until its future

is clarified. As such, any planned internal building infrastructure works will be paused. Regular discussions will be maintained with DCC colleagues to understand progress of the consultation, likely outcomes and their potential impacts as well as engagement with other colleagues to see where learning and skills activity can be supported by the Town Deal Programme from alternative venues, should this be required.

- 2.9 A potential risk to the existing Town Centre Regeneration contract is that should any fundamental changes occur to the use of the centre it may require renegotiation of the overall contract, incurring legal and potentially financial considerations.

2.10 Clay Cross Library

- 2.11 The DCC 4th December Cabinet Papers Item 11, [Library Strategy Update on Progress.pdf](#) include the following recommendation (3.2):

To seek Cabinet approval to discontinue work on the proposed relocation of Clay Cross Library from its existing site to a new build extension of the Clay Cross Adult Education building, as previously approved by Cabinet on 10 July 2024, and to authorise the Executive Director – Place and the Executive Director – Corporate Services and Transformation to continue to explore opportunities to secure improvements to the Clay Cross Library service with North East Derbyshire District Council and other key stakeholders as appropriate.

- 2.12 The key drivers of this recommendation are:
- The impact of unexpected works on the Town Centre Regeneration project, which has reduced flexibilities for budgets to enhance works such as the ‘fit out’ and decoration of the library;
 - DCC efficiency reviews of its built estate, which includes its library and adult education buildings.
- 2.13 Considerations have been made by DCC against a range of implications for the available options, which include moving to the new Adult Education Centre extension as planned through the Town Deal Programme, relocation to other premises wither inside or outside of the scope of the Clay Cross Town Deal or for the library to remain in Kenning Park.
- 2.14 Should the recommendation be approved by DCC Cabinet, this will have direct implications upon the Town Centre Regeneration project and its delivery contract. The removal of the new build presents a requirement to renegotiate the contract for the scheme with the developer, which exposes the scheme in terms of time delays and financial impact.
- 2.15 Due to the uncertainties of this decision the contractor has been instructed not to currently proceed with any demolition works on the Adult Education Centre as this could result in significant abortive costs with regards to demolition and potential rebuild of external works should the library move not proceed. Activity already undertaken and paid for include design and survey works, installation of access ramps for alternative building entry and small scale removal and

preparatory work. There may also be abortive costs for materials which have already been purchased and services contracted within the supply chain.

- 2.16 Until the contractor is approached to formally renegotiate the contract it is not possible to understand what cost implications this will have on the contract until legal discussions commence; the general expectation in such cases is that the preliminary costs for other elements of work will increase as a result.
- 2.17 From a MHCLG perspective, subject to the existing approval processes the Board has flexibilities on allowing funding to be reinvested to alternative approaches. This could include changing current plans and invest into the existing library facilities. Due to the issues noted above however, no assumption can be made as to what budget remains for any investment into improvements at the current library; it will not simply be a full transference of the existing programme budget allocated to the current plans to build a new library.
- 2.18 As such the Town Deal Programme Team will continue to work with Derbyshire County Council colleagues to consider the implications of any decisions and proposals which affect the current focus and contractual, financial and timescale elements of the scheme.

2.19 EMCCA Investment Fund

- 2.20 NEDDC has taken the opportunity to apply for £1m of investment from the EMCCA Investment Fund to help reinstate elements of the Town Centre Regeneration Project which were removed or reduced due to unexpected pressures on the budget (such as installation of an electricity sub-station and associated infrastructure, much more intensive archaeological works and the reduction in the level of street furniture installation). It is also to add value to the external public realm, such as the external visual appearance of the Adult Education Centre and its footprint which faces Baileys Square, which is an integral part the attraction of businesses and visitors to the town centre.
- 2.21 EMCCA has invited the submission of a detailed business case for a £1m investment and the Town Deal Programme Team are working at pace to meet the 12th December deadline. EMCCA have advised that the funding should be focused on the existing Town Centre Regeneration project and its current objectives and outcomes; it is not an unrestricted allocation for any emerging ideas. Input has been sought from DCC colleagues during this process on potential investment areas within the current scope and further engagement will continue as the application progresses.
- 2.22 As a £1m application, the approval decision has been delegated to EMCCA officers, meaning a swifter decision-making timeframe. The Board will be informed of the outcome of this application as soon as it is announced.

3 Reasons for Recommendations

- 3.1 The Board needs to ensure that, as strategic lead for the Clay Cross Town Deal Programme and its Town Centre Regeneration project, it is best placed to engage and inform its views on the delivery of the programme, including any

emerging issues which may affect the agreed direction of travel. It also requires the assurance that officers are working to minimise the disruption to, and maximise the impact of, the Programme to ensure the long term benefits to Clay Cross residents, businesses and visitors are maintained in line with the vision of the Clay Cross Town Board.

4 Alternative Options and Reasons for Rejection

- 4.1 Not engaging in the Derbyshire Adult Education Service consultation loses the opportunity to influence the considerations made by DCC.
- 4.2 Not applying for EMCCA funding loses an opportunity to maximise the impact of the Town Deal and therefore NEDDC has taken the decision to proceed with an application to meet the Boards existing aspirations.

DOCUMENT INFORMATION

Appendix No	Title
n/a	n/a
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	