

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

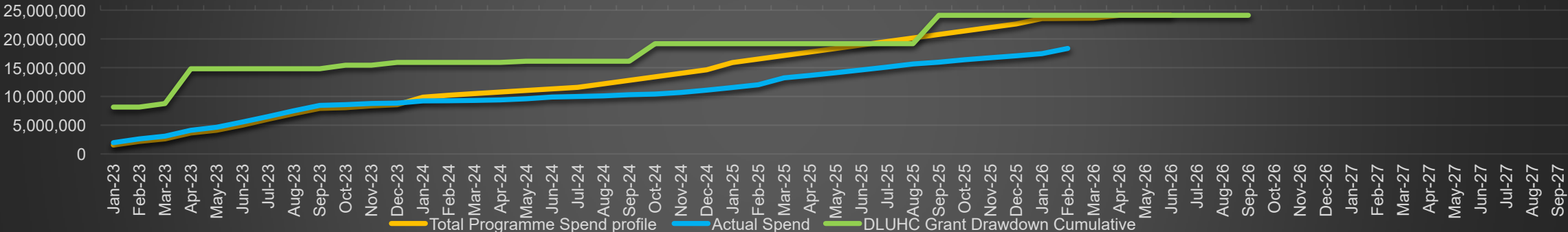


Project	£	2025/26			2026/27
		Apr-Sept H1	Oct-Dec Q3	Jan-Mar Q4	Apr-Sept H1
Town Centre Regeneration Start: Jan 2023 End: Sept 2026	£15.3m	<ul style="list-style-type: none"> ● Bridge St works complete Construction continues ■ No 1 Baileys Sq Baileys Sq units ■ Broadleys units landscaping works start ▲ 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 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 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 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

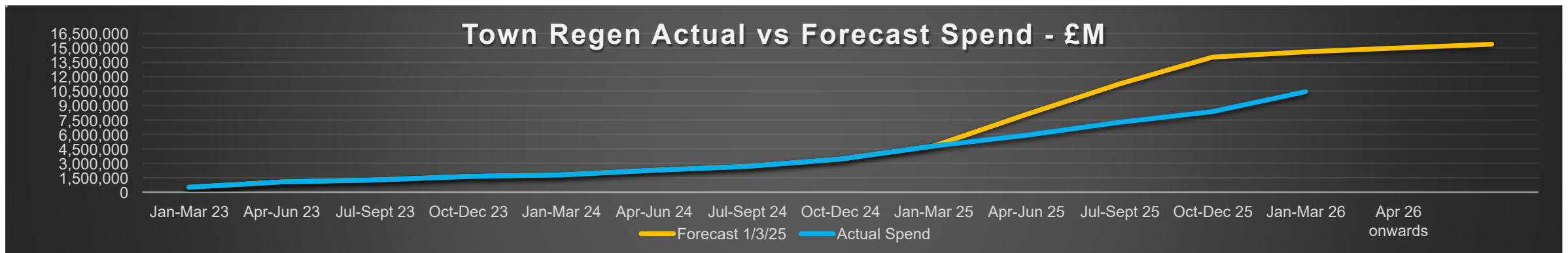


Timeframe	Budget	Project Summary
Start: Jan 2023 End: March 2026	£15.3m	The Town Centre Regeneration project is supporting several changes being made to revitalise the centre of Clay Cross. Four key elements include transport and connections to enhance connectivity by foot and car, enhancement of the 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: black; 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>
<div style="background-color: #ffc107; color: black; text-align: center; padding: 10px;">Amber</div>		

TOWN CENTRE REGENERATION – RISK AND SPEND



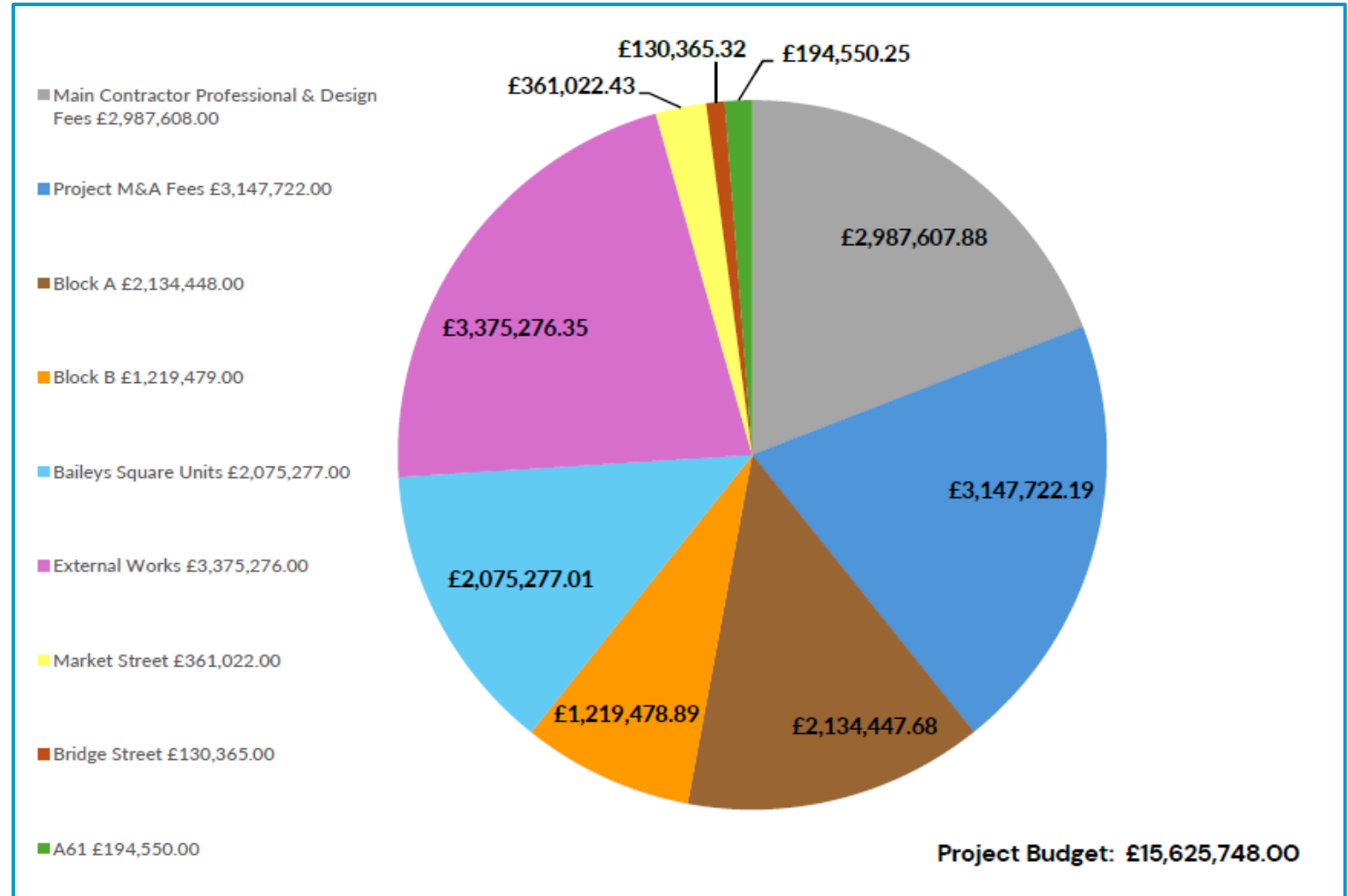
Top Programme Risks	Mitigation
<p>Overall Programme Risk realised: programme slippage delaying completion of works, impacting on the overall delivery timescales.</p>	<p>Discussions with the Council’s Legal team are underway. A re-procurement exercise may be required should Inside Ltd not return to site. 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.

