



There was incidentally a growing tendency for vehicles to park near the roundabout which should be reported to the police.

The Deputy Leader reported that KCs from the FTB Chambers had now been appointed by the Council to initiate legal action.

The Portfolio Holder for Sustainable Environment wondered if a letter could be sent to the recently elected MP asking for comments on residents' concerns and the inactivity of the Environment Agency as well as whether he supported the Minister's claim that a public inquiry was not required.

The Chief Executive confirmed this could be taken forward.

The Leader commented that the MP had been so far copied in all communications and his opinion would indeed be valuable.

- Resolved:**
1. That the contents of the update report be noted.
  2. That the Leader and Chief Executive write to the Member of Parliament for Newcastle-under-Lyme to seek their view on the recent response from the Minister on calls for a public inquiry and to support actions arising from the Committee of Inquiry report.

[Watch the debate here](#)

#### 4. **CONTRACT AWARD FOR YORK PLACE**

The Leader introduced the report on the regeneration of York Place.

The Deputy Leader praised the ethos of Capital and Centric who would not just flatten buildings but save what could be saved from existing structures.

The Portfolio Holder for Strategic Planning echoed the Deputy Leader adding there would be expectations for the works to move quickly which he would be looking forward to.

- Resolved:**
- (i) That the progress made to date by Capital & Centric on the York Place project in Newcastle Town Centre, be noted;
  - (ii) That expenditure of up to £836,843, be approved, to develop the scheme to the end of RIBA Stage 4, for construction drawings, tender of a contractor, programme and agreement of a final project costs for the build out of the scheme to completion (subject to a separate Council approval at a future date);
  - (iii) That the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships, be authorised to progress legal agreements to enable the appointment of Capital & Centric under a Pre-Development Services Agreement (PDSA) for the development of the scheme through a direct award under the Pagabo Development Management Framework;

(iv) That the future submission of a separate Council Report for the final authorisation to award a construction contract for the build out of the scheme, be noted.

[Watch the debate here](#)

**5. CONTRACT AWARD FOR RYECROFT**

The Leader introduced the report on the regeneration of the Ryecroft site where the civic offices and old Sainsbury's used to be. The Council was not exclusively working with Capital & Centric but also Mc Carthy Stone and Aspire Housing.

The Deputy Leader commented that as for the previous site what needed to be done now was awarding the contract and then the construction would start. It was an exciting time after 10 to 15 years seeing this site empty.

The Leader added that accomodations on the site and possibly a new hotel would fit very well within the town bringing footfall back.

- Resolved:**
- (i) That the progress made to date by Capital & Centric on the Ryecroft project in Newcastle Town Centre, be noted;
  - (ii) That expenditure of up to £748,329 be approved to develop the scheme to the end of RIBA Stage 4, for construction drawings, tender of a contractor, programme and agreement of a final project costs for the build out of the scheme to completion (subject to a separate Council approval at a future date);
  - (iii) That expenditure of up to £174,920 be approved to develop the Aspire element of the wider scheme to the end of RIBA Stage 4, for construction drawings, tender of a contractor, programme and agreement of a final project costs for the build out of the scheme to completion (subject to a separate Council approval at a future date);
  - (iv) That the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships be authorised to progress legal agreements to enable the appointment of Capital & Centric under a Pre-Development Services Agreement (PDSA) for the development of the two schemes through a direct award under the Pagabo Development Management Framework;
  - (v) That the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships be authorised to progress legal agreements to enable the sale of a portion of the site to Aspire Housing for their residential development (site boundaries and sale price to be determined through the next stage of design development), and reclaim the monies spend on this section of the site, namely £541,258;
  - (vi) That the future submission of a separate Council Report for the final authorisation to award a construction contract for the build out of the scheme, be noted.

[Watch the debate here](#)

**6. CONTRACT AWARD FOR MIDWAY**

The Leader introduced the report on the regeneration of the Midway car park which Capital & Centric had been working on recommissioning into apartments.

The Deputy Leader shared his enthusiasm for the project which would be inspirational for the town as well as for other towns.

The Portfolio Holder for Strategic Planning added that it was an interesting and innovative scheme. The Midway structure was not fit for purpose which is why it was replaced by a new car park and having people living on the site would be a good way to bring social dynamism into the town centre.

**Resolved:** (i) That the progress made to date by Capital & Centric on the Midway Car Park project in Newcastle Town Centre, be noted;

(ii) That expenditure of up to £854,117 be approved to develop the scheme to the end of RIBA Stage 4, for construction drawings, tender of a contractor, programme and agreement of a final project costs for the build out of the scheme to completion (subject to a separate Council approval at a future date);

(iii) That the Deputy Chief Executive, in consultation with the Portfolio Holder for Finance, Town Centres and Growth, and Portfolio Holder for One Council, People and Partnerships be authorised to progress legal agreements to enable the appointment of Capital & Centric under a Pre-Development Services Agreement (PDSA) for the development of the scheme through a direct award under the Pagabo Development Management Framework;

(iv) That the future submission of a separate Council Report for the final authorisation to award a construction contract for the build out of the scheme, be noted.

[Watch the debate here](#)

**7. TRAFFIC REGULATION ORDER AMENDMENTS**

The Deputy Leader introduced the report on the amendments to a Traffic Regulation Order to enable the opening of the new Castle Car Park and the closure of the Midway Car Park and Ryecroft surface car parking provision.

The Leader mentioned the Christmas parking arrangements and the Deputy Leader confirmed there would be three weekends of free parking as well as on the night of the lights switch on.

**Resolved:** That the Traffic Regulation Order Amendments, as set out in Appendix 1, to open the new Castle Car Park and close the Midway Car Park and Ryecroft surface car park provision along with introducing a 20 minutes parking stay provision at the bottom of High Street, near the existing taxi rank, be adopted.

[Watch the debate here](#)

8. **QUARTER 2 - FINANCE AND PERFORMANCE REPORT 2024/25**

The Deputy Leader introduced the Financial Performance report. There was a positive variance of £11,000 in the first half of the year and £780,000 left from the £11.48 million which had been awarded.

The Leader then went through the corporate performance indicators, asking portfolio holders to comment as required.

Priority 1: One Council delivering for Local People

On food business inspections, staff illness had prevented to reach the target at the time of the survey but this had been resolved since 17<sup>th</sup> October 2024.

On online transactions, an increase had been recorded over the last few years with the new website. As more and more information and guidance were made available and people would reach out by phone or in person the number of enquiries had decreased.

Priority 2: A Successful and Sustainable Growing Borough

On enforcement actions, a lot was done informally without recourse to legal action which did not show in the measurements. It was suggested that different sorts of metrics may be used going forward to capture the picture more accurately.

Priority 3: Healthy, Active and Safe Communities

On items collected that went to recycling and composting, the target was met and the dip was attributed to garden waste having gone down.

On the number of people accessing museums collections in person, the graph was showing a steady growth with yet another award received in October.

On antisocial behaviours and crime reduction the Borough was working with Staffordshire police and data was showing a reduction in cases.

On homelessness and housing applications these had been increasing. The management of the Disabled Facilities Grants had a lot of backlog when transferred to the Council but things were now improving with the extra staff.

Priority 4: Town Centres for All

On car parking the trend had come back to where it was expected to be.

On town centre footfall, data was now available and the figures would likely increase going forward with the regeneration projects.

On market stall occupancy the figure of 40% for the general market could be improved and initiatives such as free Mondays would help achieve this along with additional efforts in terms of advertising.

**Resolved:** That the contents of the attached report and appendices be noted and that the Council's service and financial performance for this period, continue to be monitored and challenged.

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[Watch the debate here](#)

9. **FORWARD PLAN**

The Leader went through the Forward Plan.

**Resolved:** That the Forward Plan be received and noted.

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10. **URGENT BUSINESS**

There was no urgent business.

11. **DISCLOSURE OF EXEMPT INFORMATION**

There was no disclosure of exempt information.

**Councillor Simon Tagg  
Chair**

Meeting concluded at 2.53 pm