

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

**CORPORATE LEADERSHIP TEAM'S
REPORT TO
FINANCE, ASSETS AND PERFORMANCE SCRUTINY COMMITTEE**

4th September 2025

Report Title: Town Deal and Future High Street Funds Update

Submitted by: Deputy Chief Executive

Portfolios: Portfolio Holders - Finance, Town Centres and Growth

Ward(s) affected: All

<u>Purpose of the Report</u>	<u>Key Decision</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
To update Scrutiny Committee on the Town Deal and Future High Street Funds projects.	
<u>Recommendation</u>	
That:-	
1. Scrutiny Committee notes this report on the delivery of the Town Deal and Future High Street Funds projects.	
<u>Reasons</u>	
To update the Scrutiny Committee on the progress with the various projects that are being funded or part funded through the two Town Deals – Newcastle and Kidsgrove, and the Future High Street Funds for Newcastle Town Centre.	

1. Background

- 1.1 As reported to previous Scrutiny meetings, the Council has secured Future High Street Funding and Town Deal Funds for the redevelopment of several key regeneration sites across the Town Centre and the wider Borough.

2. Updates

2.1 Future High Street Fund

Work across this programme has now completed and the fund is spent. The current (and final) position regarding each is as follows:

2.1.1 Market improvements

Works to the digital screen, benching and planters were completed by the end of August.

2.1.2 Astley Place

Capital&Centric are in the final stages of the procurement of the contractor for the works for a commencement in October. Completion is expected by the end of 2026.



Part of the new square created within the development will be a new small scale music venue which will be supported by Joules Brewery and a newly created CIC, with the aim of hiring out the facility for new and upcoming music acts, exercise classes, performance activities and art-based functions.

RyePark

2.1.3 Castle Car Park

The new car park has now opened and is fully operational and is now being used regularly by visitors to the Town Centre.

2.1.4 McCarthy and Stone Residential Development

McCarthy and Stone's planning application was approved by the planning committee at its April 25 meeting. It is now anticipated that the works will commence in the autumn of 2025 with completion in later 2026 at the same time as the Capital&Centric works.



2.1.5 Ryepark

Capital&Centric are in the final stages of procurement of the contractor for the works. The first stages of the residential elements for Aspire and Capital&Centric will commence in October of 2025 and be complete by late 2026. The remainder of the site works will follow on accordingly. Some initial advance works will commence in early September – hoarding and earth / levels works.



2.2 Newcastle Town Deal

2.2.1 Karparc

As with the previous schemes Capital&Centric are in the final stages of procuring a contractor for the works. Works are expected to start in the summer of 2025 and be completed by the summer of 2027.



2.2.2 Astley Performing Arts Centre

This Centre is now open and operational.

2.2.3 Knutton and Chesterton

Knutton

Aspire have commenced works on the residential development at High Street.



Works on the former community centre site development by Aspire are due to commence shortly.

Whilst work on the extension to the Enterprise Centre is now substantially complete it is awaiting connection to a sub-station before the units can be occupied, which will probably be September.



The plans for a village hall are at a crossroads in that there is no end user been identified and as such with no end user we are unable to start construction works. Alternative plans for the site are now being developed for the Town Deal Board to consider later in the year, once options have been identified.

The development of the football changing rooms at the Wammy is now complete and Newcastle Town Football Club have hosted an informal open day at the site to try out the facilities. A formal opening ceremony will be held later in the year.



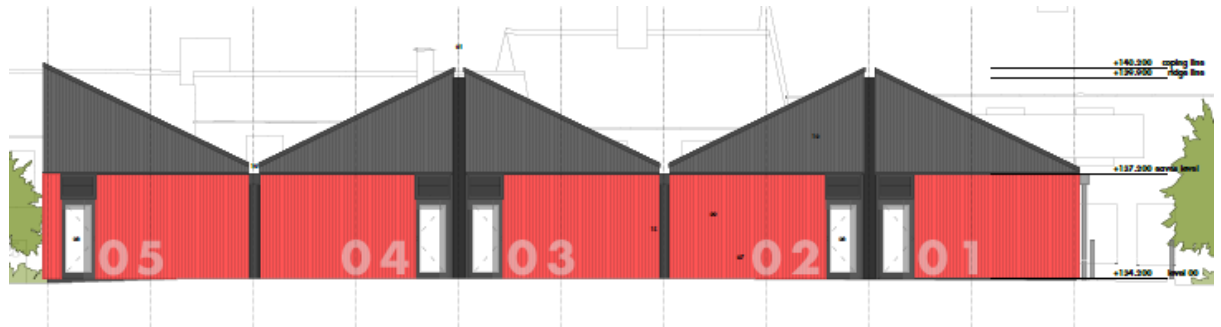
Cross Street Chesterton

The Town Deal funding agreement to support the remediation works for Cross St Phase 2 and Phase 3/4 was entered into in September 2024 - this enabled the Homes England funding bid to progress and a start on site for Phase 2 (43 No. Affordable Rented units) was achieved in October 2024, with developer Keon Homes. Phased handovers will commence from late 2025 and this Phase is expected to complete fully by June 2026.

Planning permission for Phase 3, which will deliver 39no social rented apartments and bungalows for over 55's, was granted in September 2024. Following a tender exercise, a Homes England bid was submitted and approved earlier this year. The contract with Countryside was entered into in March 2025 and is expected to complete by November 2026.

2.2.4 Zanzibar Enterprise Units

A planning application for the development has been approved and works are due to start in the Autumn.



2.2.5 Walking and Cycling Provision

Works for these schemes has begun through Staffordshire County Council with cycling improvements implemented along George Street, at Gallowstree Roundabout and works along Barracks Road commenced in July.

2.2.6 Sustainable Travel

The works to the new bus entrance to Keele University have now commenced with completion later in the autumn.

2.2.7 Digital Society – 53 Iron Market (Keele in Town)

Keele in Town is now fully open and operational.

2.2.8 EV Charging Points

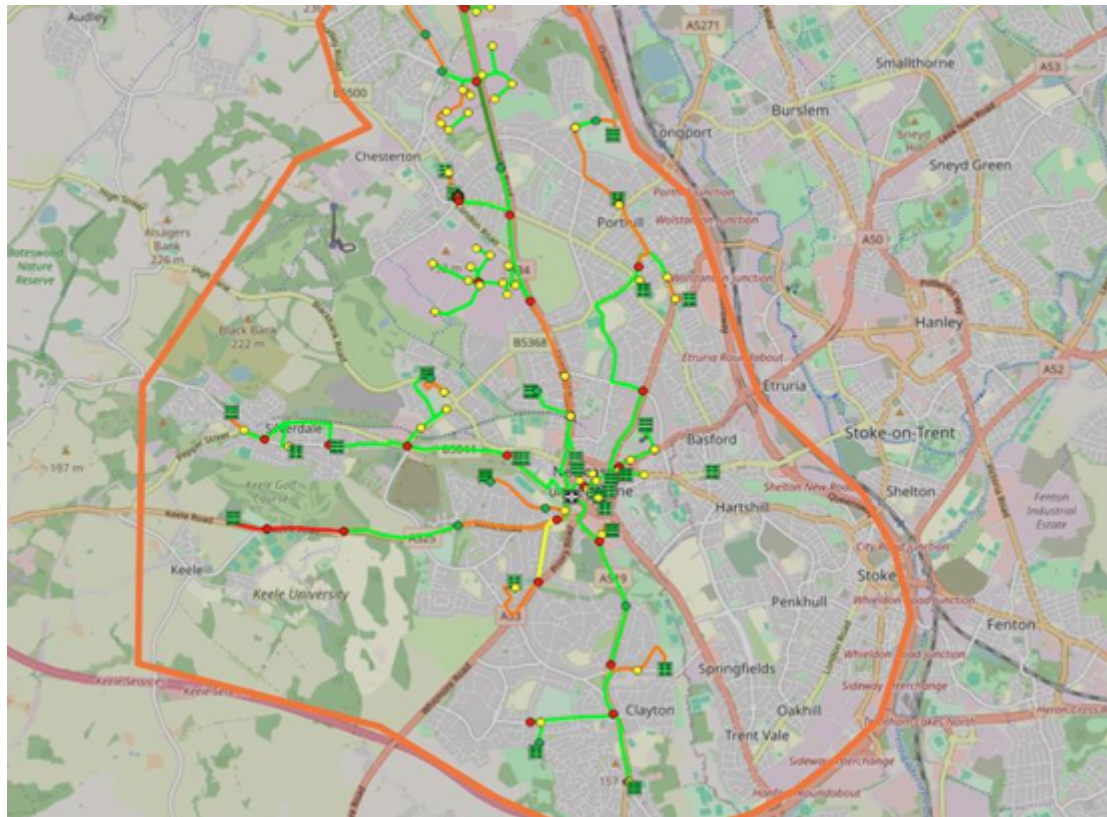
These works form part of the new Castle Car Park project and are now fully operational.

2.2.9 Digital infrastructure

ITS Technology Group Ltd have now completed the installation of the new cables through the ductwork. A procurement exercise for the service provider has commenced to deliver the broadband service. Four community centres have been selected to receive a funded provision of both a free broadband connection as well as a managed wi-fi solution. The four centres are:-

- Silverdale Athletic Football Club.
- Marsh Hall Community Centre.
- Porthill Park Cricket Club.
- Northwood Lane Community Centre.

There will then be a second phase utilising Town Deal funding for additional community centre sites that have expressed an interest.



2.3 Kidsgrove Town Deal

2.3.1 Chatterley Valley

This element of the Town Deal project is complete.



2.3.2 Kidsgrove Train Station works

The previously reported issue with the costs of car park underpinning due to mine works underground have now been resolved and the Town Deal Board have agreed a revised scope of works to develop the station with a refurbishment to the existing buildings and car park works outside the area that has been indicated for underground mine remediation or the 'underpinning zone'. The Project Adjustment Form has been submitted to MHCLG for approval.



2.3.3 Canal Pathways

Works by the Canal and Rover Trust have now been completed. Thanks to efficiencies in -project delivery an additional area, which connects the canal towpath to the Avenue was included in the project. An extension to the scope has been agreed by the Kidsgrove Town Deal Board as part of the reallocation of funds from the Shared Service Hub. This is to enable improvements to a Public Right of Way on a path connecting the canal towpath with a nearby residential area.

2.3.4 Community Learning Hub on the Kings Academy site

Kidsgrove Town Deal Board has agreed for delivery of a community learning hub on the Kings Academy site. This project is under development.

2.3.5 Enterprise Units on the Meadows

Kidsgrove Town Deal Board has agreed for delivery of small-scale enterprise units on the Meadows. This has been submitted for planning permission.

2.3.6 Highway Improvements

The highway improvements at The Meadows / Station Road, and Market St / The Avenue / Heathcote St, along with public realm improvements by Kings Street parade. These projects are in delivery with a first informal consultation having taken place with surrounding properties on the proposed highway changes.

3. Recommendation

- 3.1 Scrutiny Committee notes the progress made to date and continues to receive further reports at subsequent meetings.

4. Reasons

- 4.1 To continue to update Scrutiny Committee on the progress and issues surrounding the Future High Street Fund and Town Deal Fund projects.

5. Options Considered

- 5.1 Not applicable – all Cabinet reports on each of the above projects details the options that were considered in more detail.

6. Legal and Statutory Implications

- 6.1 The Local Government Act 2000 - powers to promote the economic, social and environmental wellbeing of the Borough.
- 6.2 The Council will need to make sure that its activities are legally and state aid compliant, including having regard to the Public Sector Duty within the Equality Act 2010, statutory guidance on local authority investments and The Prudential Code for Capital Finance in Local Authorities.
- 6.3 All projects will be examined to ensure that they are within the Council's powers and legal implications will be identified on a case-by-case basis.

7. Equality Impact Assessment

- 7.1 The development of these projects does not create any specific equality impacts.

8. Financial and Resource Implications

- 8.1 The Council was awarded Future High Streets Fund funding in June 2021 of £11.0m to progress projects to help future economic growth. The full £11.0m has now been received and the allocation spent in full, as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Ryecroft / Site Preparation	3,756	3,756	0
Multi Story Car Park	3,500	3,508	(8)
York Place	3,015	3,015	0
Stones Public Realm	321	317	4
Market Stalls	76	72	4
Project Management	380	380	0
Total	11,048	11,048	0

- 8.2 £23.6m was awarded to the Council via the Town Deals Fund for Newcastle to enable a vision to improve communications, infrastructure, and connectivity in Newcastle-under-

Lyme to become a reality. £19.0m has been received to date of which £12.8m has been spent as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Digital Infrastructure	2,285	1,548	737
Sustainable Public Transport	3,421	997	2,424
Electric Vehicle Charging	400	400	-
Pedestrian Cycle Permeability	950	359	591
Transform Key Gateway Sites	3,810	1,156	2,654
Astley Centre for Circus	1,810	640	1,170
Digital Society	3,510	2,992	518
Heart into Knutton Village	3,534	2,958	576
Cross Street, Chesterton	2,955	987	1,968
Project Management	925	743	182
Total	23,600	12,780	10,820

8.3 £16.9m has also been awarded via the Town Deals fund for Kidsgrove to enable real and lasting economic benefits to be realised in Kidsgrove and the surrounding area. To date £14.5m has been received of which £7.3m has been spent as shown below:

Project	Award (£000's)	Spend/Ordered (£000's)	Remaining (£000's)
Kidsgrove Sports Centre	2,328	2,328	0
Chatterley Valley West	3,496	3,496	0
Kidsgrove Station	3,638	246	3,392
Shared Services Hub	6,183	333	5,850
Canal Enhancement	420	64	356
Project Management	835	806	29
Total	16,900	7,273	9,627

9. Major Risks & Mitigation

9.1 Management of risk is central to the Council's commercial approach and all potential activities will be assessed with due regard to the risks being taken. This will be in line with the Council's corporate approach to risk management.

10. UN Sustainable Development Goals (UNSDG)

10.1 These projects support the realisation of the following UNSDG objectives:-



11. One Council

Please confirm that consideration has been given to the following programmes of work:

One Commercial Council ☒

We will make investment to diversify our income and think entrepreneurially.

One Digital Council ☒

We will develop and implement a digital approach which makes it easy for all residents and businesses to engage with the Council, with our customers at the heart of every interaction.

One Sustainable Council ☒

We will deliver on our commitments to a net zero future and make all decisions with sustainability as a driving principle.

12. Key Decision Information

12.1 Not applicable

13. Earlier Cabinet/Committee Resolutions

13.1 None.

14. List of Appendices

14.1 None.

15. Background Papers

15.1 None.