

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

**CORPORATE LEADERSHIP TEAM'S
REPORT TO**

**FINANCE, ASSETS AND PERFORMANCE SCRUTINY COMMITTEE
4 December 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 has now been completed and are operational with content promoting the Council and BID priorities and will be showing

adverts after the Christmas period bringing in income. It is also planned to show movies and events on the screen on special occasions.

2.1.2 Astley Place

Capital&Centric and their contractor AC1 have commenced works (October 2025) with the development due to be completed in November 2026.



RyePark

2.1.3 Castle Car Park

The new car park has now opened and is fully operational and continues to be 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 have now appointed Henry Boot to undertake the Ryepark constructions works. Site clearance and ground works commenced in October 2025 and completion is expected in late 2026.



2.2 Newcastle Town Deal

2.2.1 Karparc

As with the previous schemes noted above Capital&Centric have now appointed Glegg Construction to undertake the works to this development. Works started in early November and will 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 commenced with ground works on October 2025.

The extension to the Enterprise Centre is now substantially complete and has been awaiting the connection to a sub-station before the units can be occupied. This connection will now take place in Mid-December so the units should be handed over for occupation in the new Year.



The plans for a village hall have been adapted to incorporate new enterprise units with a community facility available for hire within the structure / development. The scope of the works has altered as no community group was identified to operate the new facility. The scheme is being priced up in order to give an indication to the Town Deal Board for its consideration later in the year.

The development of the football changing rooms at the Wammy is now complete and Newcastle Town Football Club are operating the facility.



Cross Street Chesterton

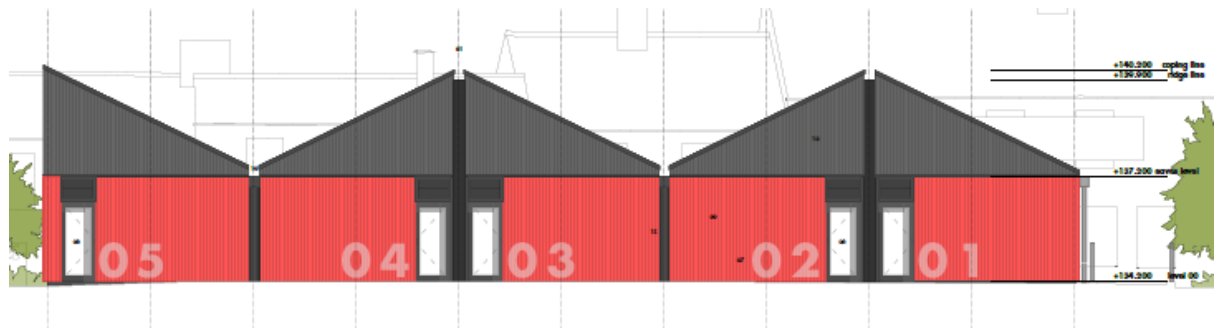
The Town Deal funding agreement was to support the developer Keon Homes to develop homes on the site. Phased handovers will commence from late 2025 and this Phase is expected to be completed fully by June 2026.



Countryside have begun work on their development of 39no social rented apartments and bungalows for over 55's, and is expected to be completed by November 2026.

2.2.4 Zanzibar Enterprise Units

A planning application for the development has been approved, and ground works have commenced, and it is hoped that completion will be in late 2026.



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 Gallowtree Roundabout and now Barracks Road which completed in September 2025.

2.2.6 Sustainable Travel

The works to the new bus entrance to Keele University have now commenced but have been paused whilst a legal issue with the University and the utility company is resolved – we are hopeful that the indemnity issue will be resolved shortly so works can recommence.

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

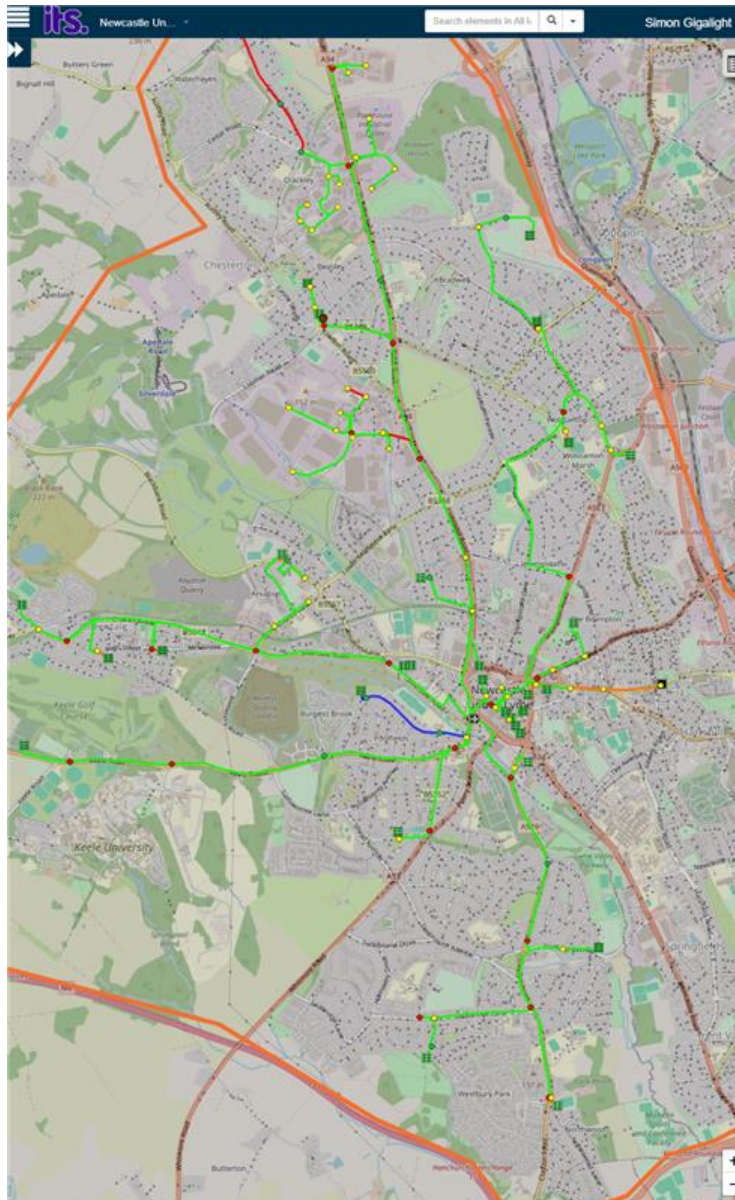
Keele in Town is now fully open and operational.

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 – over 49,000m of cabling has been laid (see map below). A procurement exercise for the service provider is now underway for operations to commence in early 2026.



2.3 Kidsgrove Town Deal

2.3.1 Chatterley Valley

This element of the Town Deal project is complete and Haworth, the developers, are due to commence the construction of the first 'shed' shortly .



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'. Design and costing works for the development are now underway.



2.3.3 Canal Pathways

Works by the Canal and River 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. The planning permission for these units was granted on 9th September 2025. Pricing of the units is now underway.

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 been received, all of which has been spent at 31 March 2025.
- 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. All £23.6m has been received, of which £12.1m has been spent as shown below:

Project	Award (£000's)	Spend (£000's)	Remaining (£000's)
Digital Infrastructure	2,285	1,258	1,027
Sustainable Public Transport	3,421	1,033	2,388
Electric Vehicle Charging	400	400	0
Pedestrian Cycle Permeability	950	359	591
Transform Key Gateway Sites	3,810	1,201	2,609
Astley Centre for Circus	1,810	640	1,170
Digital Society	3,510	2,992	518
Heart into Knutton Village	3,534	2,502	1,032
Cross Street, Chesterton	2,955	987	1,968
Project Management	925	767	158
Total	23,600	12,139	11,461

- 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 £15.7m has been received of which £7.6m has been spent as shown below:

Project	Award (£000's)	Spend (£000's)	Remaining (£000's)
Kidsgrove Sports Centre	2,328	2,328	0
Chatterley Valley West	3,496	3,496	0
Kidsgrove Station	3,658	261	3,397
Shared Services Hub	6,183	389	5,794
Canal Enhancement	400	335	65
Project Management	835	806	29
Total	16,900	7,615	9,285

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.