

**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**

**CORPORATE LEADERSHIP TEAM'S  
REPORT TO  
ECONOMY AND PLACE SCRUTINY COMMITTEE**

**18<sup>th</sup> June 2026**

**Report Title:** Newcastle Town Deal Update

**Submitted by:** Deputy Chief Executive

**Portfolios:** Portfolio Holders - Finance, Town Centres and Growth

**Ward(s) affected:** All

|   |   |
|---|---|
| <p><b><u>Purpose of the Report</u></b></p> <p>To update Scrutiny Committee on the Newcastle Town Deal Fund projects and the three major regeneration projects currently underway in Newcastle.</p>  | <p><b><u>Key Decision</u></b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p><b><u>Recommendation</u></b></p> <p><b>That:-</b></p> <p><b>1. Scrutiny Committee notes this report on the delivery of the Newcastle Town Deal Funds projects and the three major town centre regeneration projects.</b></p>             |   |
| <p><b><u>Reasons</u></b></p> <p>To update the Scrutiny Committee on the progress with the various projects that are being funded or part funded through the Newcastle Town Deal as well as the three Town Centre regeneration projects.</p> |   |

**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 Town Centre Regeneration Projects**

The current position regarding the three major regeneration projects is as follows:

**2.1.1 Astley Place**

Capital&Centric and their contractor AC1 commenced works (November 2025) with the development due to be completed in January 2027 (13 month build period).

Works are ongoing with external facade works, internal courtyard landscaping and internal wall placements progressing at speed.



Merriel Street Elevation – external facade works



Internal Courtyard – levelling of area for landscaping



Internal Courtyard Area and internal facing elevations



Internal wall fit out for apartments

## RyePark

### 2.1.2 McCarthy and Stone Residential Development

It is now anticipated that the works will commence in the summer of 2026 with completion in late 2027 to coincide with the adjacent Capital&Centric works.



### 2.1.3 Capital &Centric Ryepark Development

Capital&Centric have now appointed Henry Boot to undertake the Ryepark constructions works. Site clearance and ground works commenced in November 2025 and completion is expected in early 2028 (27 month build period). Drainage and foundation preparation works are currently underway.



Aspire Town Houses – frames and roofing underway



Central Apartment Block framing and foundations underway

## 2.2 Newcastle Town Deal

### 2.2.1 Karparc

As with the previous schemes noted above Capital&Centric have appointed Clegg Construction to undertake the works to this development. Works started in early November and will be completed by the summer of 2027 (18 month build period). Works underway include the continuation of the concrete 'cut-out' works, preparation for new lift and stairwells and external facade steelworks.

During excavation of the attenuation tank (for stormwater fall off) in the basement of the building human remains were found. The police were notified and investigations into them was undertaken. The coroner and the police both concluded that the remains are of sufficient age that any 'foul play' can be ruled out and that the site can be handed back to the contractor. Procurement of an archaeologist consultant is underway to begin the planning and licence process for the excavation to begin and a plan put in place should any further remains be found.



New Entrance created at undercroft with Boots / Roebuck



New Balustrade punch outs for apartment balcony



New Atrium along central spine of the development to create 'lightwell'

## 2.2.2 Digital Society

Project allocation £3,510,000 spend/committed £3,510,000

Spend relates to creation of Keele in Town which has proved a popular space for both community and learning uses. Grant funding agreement in place with Keele University for this project. Project substantially complete. One minor claim remaining for acoustic work that needed to be assessed and undertaken once the venue was open and in use, for which the final claim is scheduled for June 2026.



## 2.2.3 EV charging points

Project allocation £400,000 spend £400,000. Project complete, EV chargers installed at Castle Car Park.



## 2.2.4 Knutton and Chesterton

### Knutton

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

Works on the former community centre site development by Aspire commenced with ground works in October 2025 and continue at pace.

The extension to the Enterprise Centre Is now complete and has its connection to a sub-station now so the units can be occupied from the end of July



### New Village Hall

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.

A prospective tenant has been found for the facility and Heads of Terms have been exchanged for legal agreements to be worked up. Planning will need to be sought for the changes to the building as noted above, now that a tenant is being secured.

### Cross Street Chesterton

The Town Deal funding agreement was to support the developer Keon Homes to develop homes on the site. Phased handovers commenced in late 2025 and this Phase completed fully in 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.

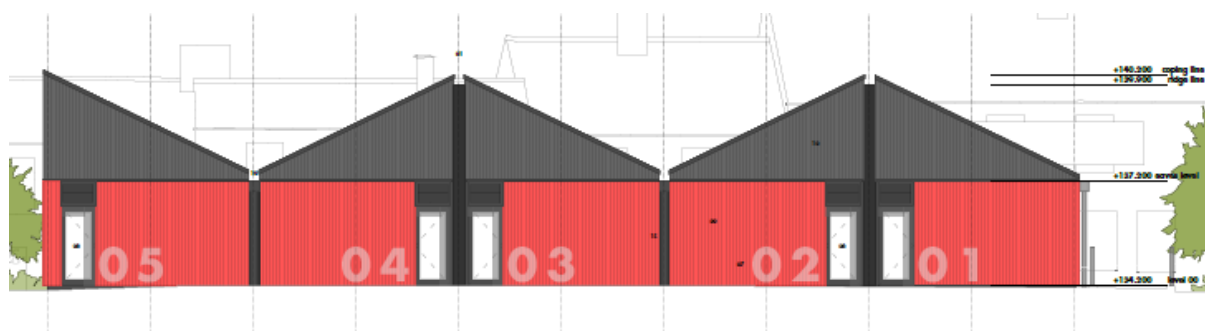


### 2.2.5 Key Gateway Sites / Zanzibar Enterprise Units

The Town Deal contribution to land remediation at the Midway, is now complete.

At Zanzibar, Town Deal monies are contributing towards land remediation at the site to enable its redevelopment by Aspire Housing, which is now progressing..

It is also enabling the Council to build 5 small enterprise units on the North Street elevation, for which the land purchase agreement and development contracts are at final negotiation stage with Aspire Housing. It is hoped that completion will be in late 2026.



### 2.2.6 Walking and Cycling Provision

Town Deal funding has enabled installation of a new pedestrian crossing at Gallowstree Roundabout and improvement to the pedestrian and cycle crossing at Barracks Road.

Staffordshire County Council has funding allocated for a cycle lane on Hassell Street which they are expecting to deliver in 2027/28.

### 2.2.7 Sustainable Travel

The sustainable transport allocation has funded a range of activities to improve public transport facilities in Newcastle, including

- Installation of Real Time Passenger Information points at key locations and bus stops in the Newcastle urban area by Staffordshire County Council – complete.
- Introduction of the K bus service in partnership with Staffordshire County Council – Town Deal element complete
- New bus entrance at Keele University to enable buses to take a more efficient route around campus and on to external bus stops. It is hoped that the works will be completed later this year, subject to legal agreements required between Keele University, Staffordshire County Council and the legal entity (KRF) responsible for land at Keele University.
- Town centre wayfinding, A supplier is in the process of being appointed with the works to update the pedestrian signage around Newcastle town centre scheduled for completion this year.
- Refurbishment of Newcastle Bus Station, for which a planning application is imminent. This project is being delivered directly by the Council, in cooperation with Staffordshire County Council with the design by Tarpey Woodfine architects.  
These last two items are expected to take up the remainder of the Sustainable Transport allocation.

### 2.2.8 Digital infrastructure

Roll out of a fibre network connecting Council owned sites that is facilitating delivery of five years of free managed wi-fi to 15 community venues and the commercial delivery of connections within business parks. The project is also delivering savings to the Council's connection costs.

ITS Technology Group Ltd was contracted to deliver the fibre network, which is now substantially complete. KD there are outstanding issues at three community sites where difficulties were encountered.

A supplier for the community venue managed WiFi service is in the process of being appointed, with installation of the WiFi scheduled for completion in 20206.

Next steps in the delivery of this project is consideration of connection to the remaining business parks in the Newcastle Town Deal area that have not been captured by the current fibre route. This is subject to finding a compliant means of delivery.

#### 2.2.9. Philip Astley Centre

Phase 1 of the project was to refurbish a building at Merrial Street for the Philip Astley Centre, which has recently celebrated its second anniversary of being open to the public.

Phase 2 delivery is indicatively allocated to creation of a community music venue at Astley Place (currently under construction). This is subject to approval of a proposal from Capital & Centric for the running of the venue.

### 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 Town Deal Fund projects and the three major Town Centre regeneration projects.

### 5. Options Considered

- 5.1 Not applicable – all Cabinet reports on each of the above projects detail 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 £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 £18.4m has been spent as shown below:

| Project  | Funding allocation | Committed (grant agreement signed or order placed) | Indicative allocation not yet contracted | Balance remaining |
|--|--------------------|--|--|-------------------|
| SMART Newcastle (Digital Infrastructure)             | £2,285,000.00      | £1,821,384.00                                      | £254,363                                 | £209,253.00       |
| Sustainable Public Transport Solutions               | £3,421,000.00      | £1,621,163.00                                      | £1,799,837.00                            | £0.00             |
| Electric Vehicle Charging Points (complete)          | £400,000.00        | £400,000.00  | £0                                       | £0.00             |
| Town Centre Pedestrian Cycle Permeability (complete) | £950,000.00        | £950,000.00  | £0.00                                    | £0.00             |
| Transform Key Gateway Sites                          | £3,810,000.00      | £2,693,000.00                                      | £1,117,000.00                            | £0.00             |
| Astley Centre for Circus (complete)                  | £651,064.00        | £651,064.00  | £0.00                                    | £0.00             |
| Astley Place   | £1,158,936.00      | £0.00  | £1,000,000.00                            | £158,936.00       |
| Digital Society                                      | £3,510,000.00      | £3,510,000.00                                      | £0.00                                    | £0.00             |
| Putting Heart into Knutton Village                   | £3,534,000.00      | £3,011,734.00                                      | £522,266.00                              | £0.00             |
| Cross Street, Chesterton                             | £2,955,000.00      | £2,955,000.00                                      | £0.00                                    | £0.00             |
| Project Management                                   | £925,000.00        | £840,772.00  | £55,881.00                               | £28,347.00        |
|  | £23,600,000.00     | £18,454,117.00                                     | £4,749,347.00                            | £396,536.00       |

## 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.