

Report to Finance, Assets & Performance Scrutiny Committee

17 September 2026



Newcastle Town Deal Update

Lead Member:

Cllr Jonathan Gullis - Leader & Cabinet Member for Planning & Town Centres

Lead Officer:

Simon McEneny – Deputy Chief Executive

Key Decision: No

Ward(s): Crackley and Red Street, Bradwell, Holditch and Chesterton West, Wolstanton, May Bank, Cross Heath, Knutton, Silverdale, Thistleberry, Town, Clayton, Westlands, Keele, Westbury Park and Northwood

Appendices: Not Applicable

Report Assurance:

	Name	Date
Lead Officer	Simon McEneny	13/8/26
Monitoring Officer	Olwen Brown	9/9/26
Section 151	Craig Turner	8/9/26
Cabinet Member	Jonathan Gullis	

Report Summary

To update the Scrutiny Committee on the Newcastle Town Deal Fund projects and the three major regeneration projects currently underway in Newcastle.

Recommendations

That the Committee:

1. Notes this report on the delivery of the Newcastle Town Deal Funds projects and the three major town centre regeneration projects.

1. Background

1.1 Town Centre Regeneration Projects

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

1.2 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.





1.3 RyePark

1.3.1 McCarthy and Stone Residential Development

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



1.3.2 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). Aspire are due to take possession of their section of the site in May 2027. Drainage and foundation preparation works are currently underway.







1.4 Newcastle Town Deal

1.4.1 McCarthy and Stone Residential Development

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.

As reported previously, during excavation of the attenuation tank (for stormwater fall off) in the basement of the building human remains were found. The situation has now been resolved and works have recommenced.





1.4.2 Knutton and Chesterton

Knutton

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 August.



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.

Knutton Community Centre Site

Aspire Housing continue the build out of the new homes.

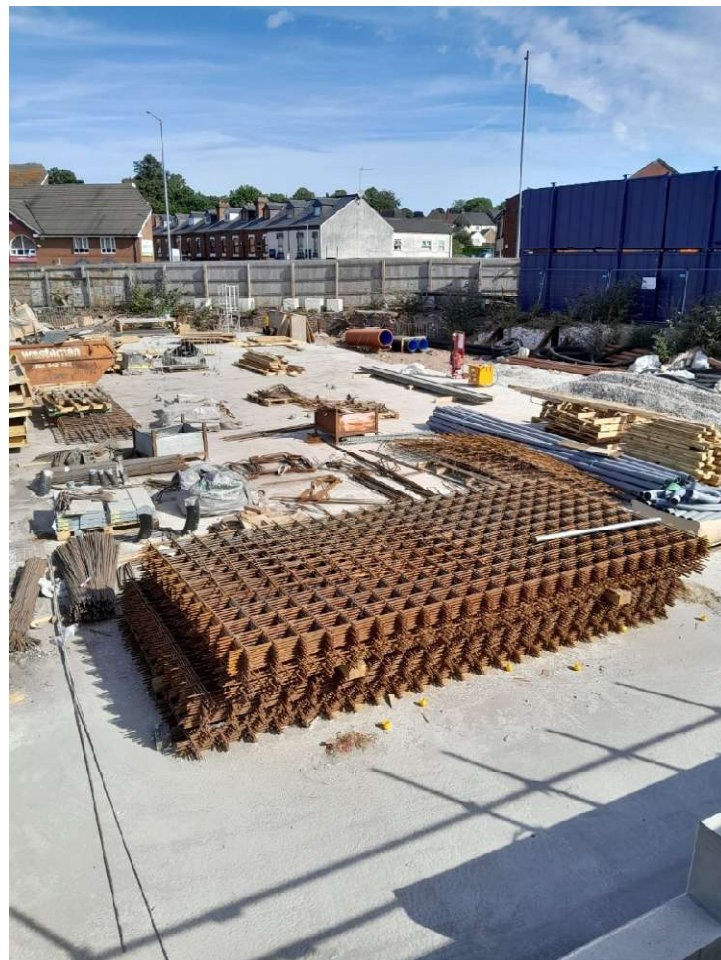
Cross Street Chesterton

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.



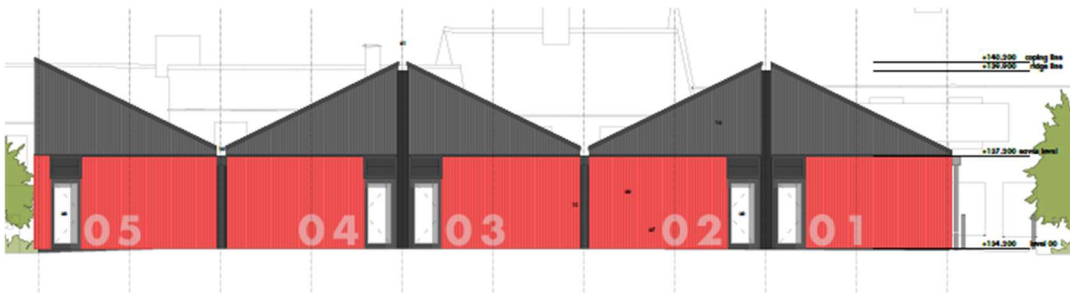
1.4.3 Key Gateway Sites/Zanzibar Enterprise Units

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.



1.4.4 Key Gateway Sites/Zanzibar Enterprise Units

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

1.4.5 Sustainable Travel

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 has been submitted. This project is being delivered directly by the Council, in cooperation with Staffordshire County Council with the design by Tarpey Woodfine architects.

1.4.6 Digital Infrastructure

A supplier for the community venue managed WiFi service has been appointed, with installation of the WiFi scheduled for completion in 2026.

2. Purpose

- 2.1 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.

3. Strategic Approach

- 3.1. To deliver the projects outlined in the Newcastle Town Deal and the Council's regeneration plans.

4. Finance & Resources

- 4.1 £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. At 30 June 2026, all £23.6mm had been received of which £16.5m had been spent as shown below:

Project	Award (£000s)	Spend (£000s)	Balance (£000s)
Digital Infrastructure	2,285	1,608	677
Sustainable Public Transport	3,421	1,247	2,174
Electric Vehicle Charging	400	400	0
Pedestrian Cycle Permeability	950	950	0
Transform Key Gateway Sites	3,810	2,160	1,650
Astley Centre for Circus	1,810	651	1,159
Digital Society	3,510	3,288	222
Heart into Knutton Village	3,534	3,010	524
Cross Street, Chesterton	2,955	2,376	579
Project Management	925	794	131
Total	23,600	16,484	7,116

5. Legal & Governance

- 5.1 The Localism 2011 gives the council the power of general competence.
- 5.2 The Council will need to make sure that its activities are legally and state aid compliant, including having regard to the Public Sector Equality Duty within the Equality Act 2010, statutory guidance on local authority investments and The Prudential Code for Capital Finance in Local Authorities.

5.3 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.

6. Supporting Information

6.1. Not Applicable