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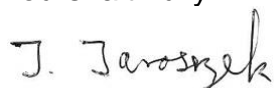
To: All Members of the **Long Eaton Town Deal Board**

Dear Member,

A meeting of the **Long Eaton Town Deal Board** will be held on **Friday, 26th September, 2025**. The meeting will be held in **Council Chamber, Long Eaton Town Hall**, starting at **9.30 am**.

According to the Terms of Reference, filming is not permitted during the meeting of the Board.

Yours faithfully



Jeremy Jaroszek
Chief Executive

AGENDA

1 Apologies for Absence

To receive apologies for absence (if any).

2 Declarations of Interests

To receive declarations of interest (if any).

3 Minutes (Pages 3 - 10)

To approve the minutes of the meeting held on Friday 23 May 2025.

4 Long Eaton Town Deal - Programme Milestones (Pages 11 - 14)

The Board is asked to note the progress against programme milestones.

5 Project Updates (Pages 15 - 20)

To consider the report providing an update on activities since the last meeting.

6 Feedback from a Project Champion (Verbal Report)

To receive feedback from one of the Project Champions.

7 Communications Plan Update (Verbal Report)

To receive an update on the Communication Plan.

8 Date of Next Meeting

Members are asked to note that the next meeting will be held on 14 November 2025 at 9.30 am in the Chamber at Long Eaton Town Hall.

Name	Representing
Richard Ledger	Millitec Food Systems Ltd
Councillor James C H Dawson	Erewash Borough Council
Councillor David Doyle	Sawley Parish Council
Ian Viles	Erewash Partnership
James Bromley	Erewash Voluntary Action/CVS
Vaughan Morris	Friends of West Park
Keith Reedman	Heritage Society
Adrian Orrell	Long Eaton Civic Society
Michael Lucking	Long Eaton Chamber of Trade and Commerce
Peter Wearn	Long Eaton and District 50+ Forum
Andrew Mitchell	Long Eaton Guild of Furniture Manufacturers
Patricia Musson	St Laurence Church
James Gregory	Trent College
Adam Thompson MP	MP for Erewash
John Hassall	Long Eaton & District u3a
Councillor Jodie Brown	Derbyshire County Council

LONG EATON TOWN DEAL BOARD

MEETING HELD ON FRIDAY, 23 MAY 2025

Richard Ledger (Chair)	Militec
Councillor James Dawson (Vice-Chair)	Erewash Borough Council
Adam Thompson MP	MP for Erewash
Kevin Parkes	Derbyshire County Council
Stuart Allen (sub)	Friends of West Park
Adrian Orrell	Long Eaton Civic Society
Michael Lucking	Long Eaton Chamber of Trade
Andrew Mitchell	Long Eaton Guild of Furniture Manufacturers
David Doyle	Sawley Parish Council
James Gregory	Trent College
Andrew Savill	Long Eaton and District u3a
Josh Dickerson	Deetu
Patricia Musson	St Lawrence Church

In Attendance

Councillor Curtis Howard	Erewash Borough Council Lead Member Town Centres, Regeneration and Planning
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Officers:

Jeremy Jaroszek, Chief Executive
Gary Smith, Director of Environmental and Community Services
Saverio Della Rocca, Director of Resources
Steve Birkinshaw, Head of Planning and Regeneration
Tom Haddock, Head of Property and Leisure Services
Jill Stuart, Programme Coordinator (Town Deal)
Leanne Screen, Development Partnership Project Manager
Amy Lucas, Democratic Services Officer
Rowan Marshall, Democratic Services Assistant

12 APPOINTMENT OF CHAIR

It was moved by Andrew Mitchell and Seconded by Adam Thompson MP that Richard Ledger be nominated chair.

RESOLVED that Richard Ledger be appointed Chair of the Board for the 2025/26 municipal year.

13 APPOINTMENT OF VICE-CHAIR

It was moved by Councillor David Doyle and seconded by James Gregory for James Dawson to be Vice-Chair.

RESOLVED that Councillor James Dawson be appointed Vice-Chair of the Board for the 2025/26 municipal year.

14 **APOLOGIES FOR ABSENCE**

Apologies For Absence were received from:

- Keith Reedman – Heritage society
- Vaughan Morris – Friends of West Park who was substituted by Stuart Allen

15 **DECLARATIONS OF INTERESTS**

Michael Lucking, Long Eaton Chamber of Trade, continues to have a minority beneficial interest in land adjacent to the Broad Street Bridge as declared previously.

16 **MINUTES**

AGREED that the minutes of the meeting held on 21 February 2025 be confirmed as a true record.

17 **TERMS OF REFERENCE AND MEMBERSHIP**

RESOLVED that the Terms of Reference and Membership of the board be approved.

18 **LONG EATON TOWN DEAL BOARD PROGRAMME MILESTONES**

Steve Birkinshaw, Erewash Borough Council's Head of Planning and Regeneration presented the report and provided the following updates:

Stable Block – No change. Completion due in August 2025.

Britannia Mills Bridge – Final adjustment of construction programme to dovetail with Futures Housing's own programme for the housing development at Britannia Mills. Commencement now expected in September 2025, with completion in March 2026.

Broad Street Bridge & Waterfront – Commencement has been deferred for a month to allow value engineering of project to ensure value for money. Commencement now due August 2025, but with no knock-on delay to completion expected.

High Street – Unexpected queries from Derbyshire Highway Authority concerning the suitable level of visual contrast required between footway and roadway paving materials have been the main driver in extending the design phase to June 2025. Completion is now expected in July 2026.

Galaxy Row - Finalising the development agreement has taken longer than expected, but is now due this month with a knock-on delay to commencement of development to August 2025. The development agreement transfers most of the risks with the project to the development partner, and consequently they have extended their anticipated development programme to December 2026 in order to incorporate a suitable risk allowance.

In summary, High Street is still the only project yet to complete its initial design and consent phase. Galaxy Row, Britannia Mills Bridge, and Broad Street Bridge and Waterfront are in the pre-construction design and procurement phase. Stable Block is under construction. And the West Park Lighting Scheme and Events Space are both complete.

RESOLVED that the Programme Milestones report be noted.

19 **PROJECT UPDATES**

Tom Haddock, Erewash Borough Council's Head of Property and Leisure Services presented the report and provided the following key activity updates:

Stable Block – Good progress is being made on site with all windows and doors installed, electrical installation well progressed and decoration commenced. A right move advert is now live and a comms published to promote the units for rent.

Regular progress meetings and site visits are being held to monitor the works as they proceed. Fortnightly valuations continue to be carried out. Completion is anticipated July 2025.

High Street – The latest construction programme shows works starting on site September 2025 with completion being July 2026. DCC have completed the Traffic Regulation Order consultation process and concluded that of the objections received none were deemed to trigger the need for a Public inquiry. DCC will now proceed and make the formal Order. Design continues to be developed.

Galliford Try are due to submit the target cost in May 2025. It is likely that this may present some budgetary challenges for the scheme. Subject to the confirmed cost EBC may have to consider a range of measures including looking at value engineering options. Galliford Try continue with the drafting of the Full Business Case prior to consideration by EBC and its external assurer.

The following concern was raised: -

- The Chair highlighted that it is important that the forecasted costs are shared with the steering group once received.

Galaxy Row - Section 73 and reserved matters applications successfully determined. Vacant possession of the garage was received on time. Incoming

services have been terminated to facilitate demolition and derisk in terms of possible delay. Full Business Case has successfully completed the assurance process. Development Agreement has now been executed by both parties. A letter of intent had been granted to enable the Contractor to take possession of the site prior to the Development agreement being signed. Site welfare facilities have been installed a scaffold is being erected on the Derby Road elevation.

Demolition works scheduled to take circa 16 weeks. Officers are working with Mypad and Tuntum to develop an advertising strategy to take advantage of the Derby Road elevation. The strategy will promote Galaxy Row as well as the other projects within the LETD. EBC to develop promotion material for the completed commercial units and will compile a list of interested parties as they make contact. Officers and external Employers Agent will regularly attend progress meetings and site visits to monitor the works as they proceed.

The following concern was raised: -

Concern that there will be disruption to traffic on Derby Road. Officers confirmed that there will be no disruption to the highway and no traffic management required.

Broad Street Bridge (Waterfront) – Final value engineered costs received and the full business case for each of the projects are written and progressing through the assurance process. Tree removal complete on west park. Planned canal closures agreed with the Canal and Rivers Trust (C&RT).

Complete and assure the Full Business Cases for each of the projects. Contract documents are being compiled ready for execution. Discharge of pre-commencement planning conditions in hand. Project is anticipated to start on site August 2025.

Britannia Road Bridge - Detailed design is complete. JCT contract document between the council and the contractor has been drafted. Full Business Case has successfully completed the assurance process. Planned canal closures agreed with C&RT.

Detailed design phase now complete, this has led to some improvements with 1:20 gradient ramps now being provided on both sides of the bridge, whilst maintaining the stepped access on the Futures Housing side.

Mr Allan welcomed the changes though queried how the improved gradients had been achieved and requested a copy of the drawings. Mr Allan raised a number of queries relating to the completed design, officers confirmed that the design had been completed by competent bridge designers who had liaised with all key stakeholders and in particular the Canals and Rivers Trust around safety aspects of the design.

Officers to continue to liaise with Futures Housing, EA and C&RT to get the legal documents signed ahead of entering into the construction contract. Project is anticipated to start on site September 2025.

Officers reassured the board that Britannia Road Bridge should complete construction in one year.

RESOLVED That the Project updates report be noted.

20 FEEDBACK FROM HIGH STREET CONSULTATION

Deetu Consultant Josh Dickerson gave a presentation focusing on the engagement of residents for Long Eaton's high street. This defined the scope of influence of the Long Eaton high street and the catchment area of the people that use it. To gain an accurate result of how all ages perceive and engage with the high street in-person and online surveys had taken place. The demographic of results were from people across the local community with 10% of the Long Eaton adult population responding.

The consultancy showed that the majority of respondents use the high street more than once a week. The biggest usage of the town centre was for shopping, and the public voiced their support towards the development of the high street on the consultation. A third of all public comments highlighted the need for Long Eaton to attract more businesses to the town centre and other comments spoke of the aesthetic value of new developments. There was scepticism over blue badge holder parking and if there was consideration for it.

Concerns were raised on vehicles using the high street as well as pedestrians. The consultancy maintained the need for a balance between the use of business and of recreation on the high street.

RESOLVED that the update be noted and the presentation slides be circulated after the meeting.

21 MONITORING AND EVALUATION FOR THE PERIOD ENDING MARCH 2025

A report was submitted detailed monitoring information on all five Long Eaton Town Deal projects. It was noted that the West Park Leisure Hub sub-projects of Events Space and Waterside, and the Walking & Cycling Network sub1projects of West Park Lighting, Broad Street Bridge and Britannia Mills Bridge are not separately reported on, as for government reporting purposes they are subsumed under their parent projects.

When reporting, the council has to assess where projects are compared to previously submitted documents. This reporting has evolved and now compares the latest results against expectations at the time of the last monitoring report. In common with other Town Deals across the country, most projects are now behind original delivery timescales as previously reported.

However, projects have progressed and completion times for some are now similar to expectations in October. All Long Eaton projects will either be finished by March 2026 or will be contractually committed by then with completion in 2026/27. This is in line with the overall deadline.

The project risks on Tab 7 and the funding profiles on Tab 4a inform the RAG ratings on Tab 3. Both the High Street and Galaxy delivery ratings are now green, this is a result of the contractors indicating a shorter construction period than previous expectations which has brought in the completion time. The other three projects have amber or yellow ratings as they are behind the timeline previously expected; the Stable Block delivery was addressing the last of problems arising from the old contractor while the bridges have undergone a period of value engineering before contracts are awarded.

All the projects except Galaxy Row and the Stable Block are red or amber rated for spend, because they are below the expected spend profile. This reflects the delay in the High Street and Bridge projects moving into the construction phase. Though the report does not explicitly capture it, at a programme level the Long Eaton Town Deal has an amber rating for underspend. However, because the High Street project accounts for around 40% of overall expenditure, the Long Eaton Town Deal will continue to be poorly rated for spend until that project catches up with its expenditure. Board Members should note that the key deadline for defrayal of spend is March 2027 and the council believes this target can be met as the risks are being actively managed.

The projects are mostly rated yellow to amber for risk; the exception is the Stable Block which is green as build problems from the old contractor have been addressed and delivery is now progressing on track. The High Street is rated amber as the Traffic Regulation Order (TRO) has yet to be resolved, and early project costs are indicated to be high. Galaxy Row is amber rated as at the time of writing the developer agreement is expected imminently but has not yet been signed. The Walking & Cycling Network and West Park Leisure Hub are yellow rated due to delays for the bridges which have delayed the move to construction. As these risks are all subject to mitigation actions, it is anticipated that they will reduce over time.

RESOLVED that the Town Deal Board endorses the submission of the Town Deal Fund Report to Government

22 COMMUNICATION PLAN UPDATE

It was confirmed that there had been multiple media releases since the last meeting. These included coverage on Galaxy row and the Stable Block projects in the EBC newsletter, and further coverage of the projects on Erewash Sound weekly.

As the projects get further along in their delivery the opportunity for press coverage increases.

RESOLVED that the update be noted.

23 FUTURE MEETING DATES

RESOLVED that the Board's proposed dates for meetings in the 2025/26 municipal year be noted, all at 9:30am:-

- Friday 29th August 2025
- Friday 14th November 2025
- Friday 27th February 2026
- Friday 22nd May 2026

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TOWN DEAL BOARD

26 September 2025

LONG EATON TOWN DEAL – PROGRAMME MILESTONES REPORT

1 Purpose of report

- 1.1 To report on progress against programme milestones.

2 Recommendations

- 2.1 That the Town Deal Board:

(a) Notes the progress against milestones.

3 Programme Report

- 3.1 Appendix 1 illustrates the status of each project against the following four key events:

- Start of Consent Phase (approval of outline business case)
- End of Consent Phase (grant of planning permission)
- Start of Construction Phase (commencement of building works)
- End of Construction Phase (completion of project)

For each project the “proposed” bars show the position as set out in the original Summary Document, with the “actual” bars showing the position actually achieved to date and currently scheduled for the future. Changes from the previous May 2025 Monitoring Report are as follows:

- 3.2 West Park Lighting Scheme – No change, completed in July 2024.
- 3.3 Events Space – No change, completed in November 2024.
- 3.4 Stable Block – The contractor has raised additional issues with the design, resulting in some additional re-specification of works. This has resulted in a further four months delay to the estimated completion date, which is now in December 2025.
- 3.5 Britannia Mills Bridge – Delays to execution of third-party land agreements have pushed back contract award and subsequently the start of construction by two months. Construction is currently due to commence in November 2025, with completion in June 2026.
- 3.6 Broad Street Bridge & Waterfront – Final cost clarifications have resulted in a three month delay to award of contract. Commencement is now due November 2025, with completion similarly pushed back to August 2026.

- 3.7 High Street – Challenging target costs issued by the design and build contractor have necessitated a comprehensive programme of value engineering. As part of that process, the design and build contractor has issued a revised programme which indicates four month extension to the design phase and an eight month delay to the construction phase. Detailed design is not now expected to be finalised until October 2026, with Construction planned to start in May 2026 and to complete 12 months later in May 2027.
- 3.8 Galaxy Row – Demolition of the site was completed on time. The development partner has advised that commencement of construction is delayed by a month to October 2025. However, as this is within the margin of error they created through the extension of the construction phase reported to the last Board, this is not expected to affect the completion date of January 2027.
- 3.9 In summary, High Street is still the only project yet to complete its initial design and consent phase. Galaxy Row, Britannia Mills Bridge, and Broad Street Bridge and Waterfront are in the pre-construction design and procurement phase. Stable Block is under construction. And the West Park Lighting Scheme and Events Space are both complete.
- 3.10 On 2nd September the Ministry of Housing, Communities and Local Government announced that Town Deal funds are now being managed as part of the Local Regeneration Fund. This change has included extending the March 2027 deadline for the disbursement of funds to March 2028 and reflects the challenges and delays being experienced across all Town Deals. The current programme timetable will see the Council deliver well before the revised deadline and broadly in line with the Governments previous deadline. Consequently, none of the project funding is at risk as a consequence of the current programmed timetable.

Background papers

None

Contact officer

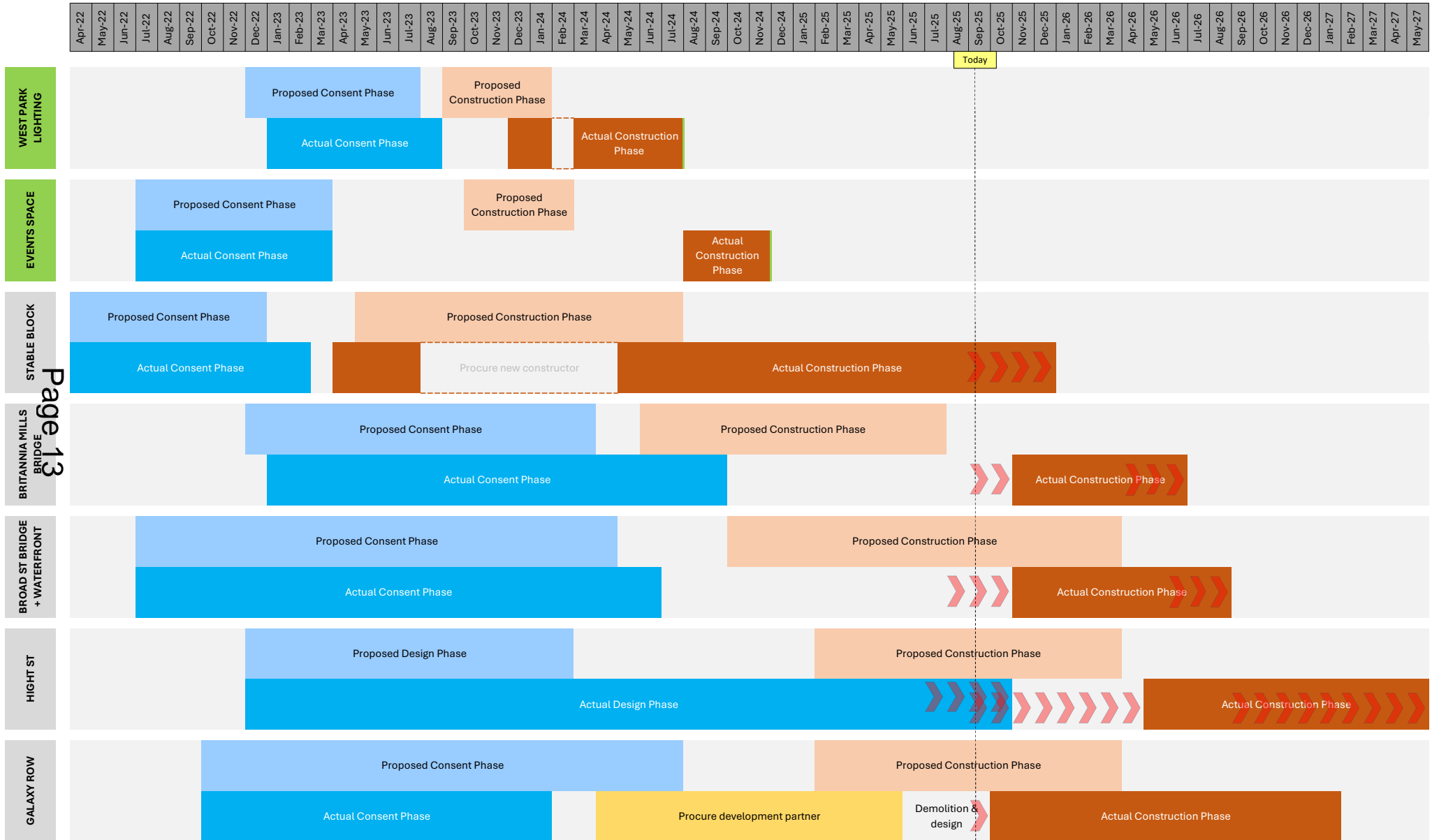
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Email: steve.birkinshaw@erewash.gov.uk

Appendices

Appendix 1 – Programme Milestones

Updated: 10/09/2025



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TOWN DEAL BOARD

26th September 2025

LONG EATON TOWN DEAL – PROJECT UPDATE REPORT

1 Purpose of report

1.1 To report on project progress since the last Town Deal Board meeting.

2 Recommendations

2.1 None – issued as information only.

3 Programme Report

3.1 See Appendix 1

Background papers

None

Contact officer

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Appendices

Appendix 1 – Project Update Report

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Long Eaton Town Deal Projects Update Report

26th September 2025

Scheme	Project	Key activities since the last Long Eaton Town Deal Board Meeting	Upcoming activities
Stable Block	Offices/ studios	<p>Works delayed on site owing to challenges around aspects of the design with deficiencies in the external contractor designs which have been determined to not fully comply with the building regulation standards.</p> <p>This has resulted in additional costs, which are being worked up to account for the remedial works that are required.</p> <p>The contractor has been given notice that the council is developing its case with a view to potentially initiating legal proceedings to seek to recover the related additional costs.</p>	<p>Regular progress meetings and site visits are being held to monitor the works as they proceed. Fortnightly valuations continue to be carried out.</p> <p>Completion is anticipated December 2025.</p>

Long Eaton High Street	Repaving and public realms works	<p>The latest construction programme shows works starting on site May 2026 with completion being May 2027.</p> <p>Galliford Try submitted the target cost in May 2025. It was immediately apparent that the scheme was unaffordable within the allocated LETD Budget.</p> <p>Officers have been carefully considering a range of measures to reduce costs on the scheme, including challenging costs submitted by the contractor, DCC and value engineering options.</p> <p>Design continues to be developed with a scheme which is now considered affordable whilst still delivering the agreed government outputs.</p>	<p>Ongoing stakeholder engagement over any significant amendments to the design.</p> <p>DCC to formally accept any design amendments prior final design and costings.</p> <p>Contractor will then finalise designs and procurement of works from the supply chain leading to a revised target cost being submitted in December 2025</p> <p>EBC have taken ownership of drafting the Full Business Case, elements will be progressed ASAP and upon receipt of all required cost information, this will be finalised for external assurance.</p>
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Galaxy Row	Mixed use development	<p>Demolition works undertaken and complete.</p> <p>The Developer is working to discharge all conditions imposed upon it by the Development Agreement. Officers continue to work closely with appointed external legal parties in relation to this.</p>	<p>With full access to the land available the developer will now progress final site investigation works and complete foundation designs.</p> <p>Therefore, there will be a period of inactivity on site, with physical works due to commence during October.</p> <p>EBC to develop promotion material for the completed commercial units and will compile a list of interested parties as they make contact.</p> <p>Officers and external Employers Agent will regularly attend progress meetings and site visits to monitor the works as they proceed.</p>
	West Park Waterfront	See Broad Street Bridge	
West Park Events Hub	West Park Events Field	Complete.	

Long Eaton Walking and Cycling	Broad Street Bridge (Waterfront)	<p>Full Business Cases for each of the projects, has been completed and received external assurance. Enabling sign off by EBC S151 Officer.</p> <p>All 3rd Party Legal Agreements required for the project are now in place.</p> <p>Some delays were incurred during the FBC assurance process which had a negative impact on the contracts proposed programme, which in turn meant that EBC wasn't able to secure the build slot with the bridge manufacturer. This has had a negative impact on the previously agreed planned canal closures. Officers have had to liaise with the C&RT to secure new closures, this has included having to negotiate some exemptions from the C&RT Code of Practice. EBC is grateful of C&RT ongoing support with the project.</p>	<p>Complete execution of JCT contract with Principal Contractor, Stepnells.</p> <p>A positive to come from the delays is that the existing bridge will remain open for the 2025 firework event on West Park.</p> <p>Project is anticipated to start on site November 2025. With some possible National Grid enabling works prior to this.</p>
	Britannia Road Bridge	<p>Detailed design is complete.</p> <p>Full Business Case has successfully completed the assurance process.</p> <p>Planned canal closures agreed with C&RT.</p> <p>Pre-commencement planning conditions are being discharged.</p>	<p>All 3rd Party Legal Agreements required for the project are now in final draft form, and ready for execution.</p> <p>Complete execution of JCT contract with Principal Contractor, Stepnells.</p> <p>Officers to continue to liaise with Futures Housing, EA and C&RT to get the legal documents signed ahead of entering into the construction contract.</p> <p>Project is anticipated to start on site November 2025.</p>
	West Park Lighting	Complete	Complete