



## Cleator Moor Town Deal Board

23 Feb 2026, 14:00 – 16:00

Via Microsoft Teams

Action	Owner

Decision	Owner/Date

No.	Item
1	<p><b>Welcome and introductions / apologies / declarations of interest</b></p> <p><u>In attendance</u> Bob Metcalfe (BM), Dave Banks (DB), Steven Morgan (SM), Bernard McDowell (BMc), Steve Richardon (SR), Cllr Michael Eldon (ME), Michael Pemberton (MP), Paul Rowe (PR), Gary McKeating (GM), Andrew Harper (AH), Joanne Crowe (JC), John Bamforth (JB), David Farrell (DF), Ellie Richardson (ER), Robert Docherty (RD), Wendy Devlin (WD), Liz Fitzsimons (LF), Victoria Kelsall (VK), Andrew Sproat (AS).</p> <p>No new declarations of interest.</p>
2	<p><b>Review of minutes</b></p> <p>The Board approved the minutes from the meeting on 17 November 2025. The minutes will now be uploaded to the Cleator Moor Town Deal webpage.</p>
3	<p><b>Actions from previous meeting</b></p> <p>No. 18 – In progress. Site management arrangements are still being worked through, and updates will be provided at a future meeting. No. 22 – Complete. No. 27 – Complete. No. 29 – Complete. No. 30 – To be carried forward. No. 31 – In progress. RD explained issues have been escalated. JC noted a draft Heads of Terms (HoT) has been received by PEC for the community chambers, but they were incomplete therefore PEC's board is unable to progress the matter. Cost calculations outstanding from Thomas Lydiate (TL) to complete the HoT. PR added that Phoenix Youth Project have had a similar conversation with TL but have not received HoT. No. 32 – In progress. Stage 3 design signed off by internal Highways team. Seeking consultant for stage 4 design work. Stage 4 design to be brought to the board. No. 33 – In progress. Stage 3 design signed off by internal Highways team. Seeking consultant for stage 4 design work. Stage 4 design to be brought to the board. No. 34 – Complete. Covered during item 6, project updates. No. 35 – In progress. Date to be agreed, likely early April. No. 36 – To be carried forwards.</p> <p>DF noted progress on the Connected Town project has been slower than expected since the Civic Hall meeting ~18 months ago. WD explained that the designs shown at that meeting were only at stage 2, and work has since moved on to developing the final detailed designs needed for Highways to produce costings and begin delivery. Some funding was reallocated to support the Revitalised Town programme to assist with the community hub, but design work on Connected Town has still</p>

	<p>been progressing. Despite the movement of funds, nothing has been removed from the project's scope because internal delivery is expected to generate savings.</p> <p>It was queried whether proposed changes to traffic flow and layout of the road surrounding the square were still being explored. WD confirmed a one-way system around the square is still being proposed, subject to a Traffic Regulation Order. RD clarified the design phase is underway and when designs have been curated, they will be shared with board members.</p> <p>It was suggested that the board may benefit from a more detailed update on the projects to ensure they are aware of and understand current project status, plans etc. and have a clear picture of the project outputs. This may be best delivered in person.</p> <p>The group discussed communications as although it was recognised that Cumberland Council issue regular updates to the public, it was reported that the local community still feel poorly informed on the projects, their benefits, and the investment involved. RD suggested exploring engagement activities to promote the Cleator Moor Town Deal programme, such as holding an event following the planning application approval for the community hub. WD suggested a drop-in session where residents can ask questions about project progress. BM added it would be useful to hold this after the designs for Connected Town are finalised.</p>
4	<p><b>Quarter 3 Programme Performance &amp; Monitoring Report</b>        RD presented the report in DK's absence which had been circulated with the board in the agenda pack. The report covers the period October to December 2025 and is presented to the board prior to making return submissions to MHCLG.</p> <p>It was noted that the RAGs are against the original business cases so reprofiling is needed to bring some of those ratings down from red. Commentary is provided for each project describing the RAG ratings and the project status and show the projects are making progress and within required Towns Fund timescales.</p> <p>It was clarified that the red spend rating indicates that money has not been drawn down from MHCLG rather than that the budget has been overspent. It was reiterated that this is against the original timeline described in the business case.        It was suggested that it would be helpful to have budget and spend presented in a more readable format for the board to understand during project updates.</p>
5	<p><b>Project Change Controls</b>        - <b>TD.05 Healthy Town</b>        RD presented the Project Change Control form in DK's absence, which had been circulated with the board in the agenda pack. This will be a new standing item to the agenda.</p> <p>LF explained the change control is to re-baseline the completion date for the Healthy Town project, moving it from August 2024 to March 2026. The change control has been approved through our internal governance process, and the form shared with the board for information.</p> <p>Change Controls will continue to be discussed with the board during project updates but we are now completing Change Control forms and presenting these forms to the board to complete the process and provide transparency.</p>
6	<p><b>Project Updates</b>        WD presented the update.</p> <p><u>Revitalised Town</u></p> <ul style="list-style-type: none"> <li>• PEC 3 fully refurbished and handed over – JC fed back that the first two tenants have already moved in. Expecting library to move in in the next 4-6 weeks. Strong interest received in the remaining space, with expected occupancy of 84% in the next few weeks.</li> <li>• Lease with operator, PEC, in place.</li> </ul>

	<ul style="list-style-type: none"> <li>• Community hub stage 4 designs complete.</li> <li>• Tender for community hub construction contract in progress, closes 23<sup>rd</sup> March 2026.</li> <li>• Planning application for community hub expected to go to planning committee in April 2026.</li> <li>• Looking to start on site in May 2026.</li> </ul> <p>Following a query from BM, it was confirmed that the contract to be awarded regarding the refurbishment of the council chambers, also includes public realm works.</p> <p><u>Healthy Town</u></p> <ul style="list-style-type: none"> <li>• Roof complete including rooflights and access hatch. New UPVC windows in place.</li> <li>• First fix mechanical and electrical works complete and partial 2<sup>nd</sup> fix.</li> <li>• Construction of Sustainable Drainage System pond and associated draining complete.</li> <li>• Plastering to all walls complete and decoration underway.</li> <li>• COSC kitchen installed.</li> <li>• Awaiting date for new electricity substation connection.</li> <li>• Operator procured – Everyone Active.</li> <li>• Completion May/June 2026.</li> </ul> <p><u>Connected Town</u></p> <ul style="list-style-type: none"> <li>• Stage 3 designs complete.</li> <li>• Public engagement events to help inform designs.</li> <li>• Procurement of stage 4 design in progress using professional services framework.</li> <li>• Scheme to be delivered by internal highways team.</li> </ul> <p><u>Enterprising Town</u> AS presented the update.  <u>Brannan’s demolition:</u></p> <ul style="list-style-type: none"> <li>• Contract awarded and pre-start meeting scheduled for 26th February 2026.</li> <li>• Start on site March 2026 with completion expected in August 2026.</li> </ul> <p><u>Innovation Hub:</u></p> <ul style="list-style-type: none"> <li>• RIBA 2 design stage complete with RIBA stage 3 planned to complete in June 2026.</li> <li>• Surveys on plot 19 being progressed in consultation with current tenant.</li> <li>• Landscaping plan shared with the board showing the hub footprint and orientation.</li> <li>• New ‘work-in-progress’ design plans for the hub shared with the board.</li> </ul> <p>JC queried whether this project is to include works on the pedestrian link between the Leconfield Industrial Estate and the cycle track as this area hasn’t been resurfaced during the recent resurfacing works. AS confirmed we will be connecting Leconfield with the cycle track and coast to coast route as part of the project. Further plans to be shared in the future on connections and pathways.</p> <p><u>Budget</u>        WD shared information on budgets, funders, awarded construction contract costs, and remaining contingency totals with the board.</p> <p><u>Communications over the past few months:</u></p> <ul style="list-style-type: none"> <li>• Regular updates on the Activity Centre.</li> <li>• Official opening event for PEC Phase 3 building.</li> <li>• Comms shared via social media and Press Releases.</li> </ul>
7	<p><b>Any other business / next steps</b>          The next Cleator Moor Town Deal Board meeting will be held on Friday 22<sup>nd</sup> May, 10am-12pm.</p> <p>Chair closed the meeting at 15:30.</p>