



CHESTERFIELD
BOROUGH COUNCIL



HM Government



Chesterfield Pride in Place Town Board, Project Update Report

16th April 2026

1.0 Purpose of the report

1.1 To set out the progress on the development and delivery of the current projects list. Specifically seeking approval for the Community Grants Programme project and receiving an update on the Safety and Security project.

1.2 The report also sets out the progress, proposed next steps and recommendations for the Board to consider in terms of further development of the projects.

1.3 Approval is also sought from the Board for the accountable body to develop a structure approach for bringing forward new projects into the programme, in line with the guidance from the Ministry of Housing, Communities and Local Government, MHCLG.

2.0 Recommendations

2.1 To consider and approve Pride in Place funding from May 2026 as set out in the respective business case for the Community Grants project.

2.2 To receive an update on the Safety and Security project and to note the additional benefits that the Pride in Place investment has enabled.

- 2.3 To note the progress and proposed next steps for the projects set out in Appendix 1.
- 2.4 To approve the Board recommendations for each of the projects as set out in Table 1 of the report.
- 2.5 To request that the accountable body develop a structured approach to determine how new ideas and projects should be brought forward, in line with the Ministry of Housing, Communities and Local Government guidelines and ensuring there is a transparent method for considering future projects.

3.0 Project approval – Community Grants Programme

- 3.1 At the last Town Board meeting, a presentation was delivered on the potential for the Board to fund a community grants project. The Board agreed to Chesterfield Borough Council developing an Outline Business Case (OBC) for the delivery of a community grants project that would align with existing grant funding activity being delivered using Community Infrastructure Levy funding. The Board asked that a OBC be developed but that the project should be reviewed after 12 months delivery. An OBC has been prepared on this basis.
- 3.2 The project is seeking £50,000 funding from Pride in Place each year for 2 years (with a review after 12 months). This is £20k revenue and £30k capital each per annum. The Council will match this funding with £34,000 per annum for the management costs of delivering the project and £200,000 Community Infrastructure Levy Neighbourhood's funding per annum. There is sufficient funding available in the Programme budget for 2026/27.
- 3.3 In line with Governance arrangements, CBC as Accountable Body has undertaken a review of the OBC that has been submitted. A copy of the OBC and the appraisal is appended. Following appraisal, the Board are recommended to approve the Community Grants project for inclusion in the Pride in Place Programme.

4.0 Safety and security project – progress update

4.1 Senior officers from the Council are to present an update to the Board on the implementation of the Safety and Security Pride in Place project and set out the additional benefits that are being realised within the town centre, that have been enabled through the Pride in Place and Chesterfield Borough Council investment.

5.0 Progress on current projects list

5.1 Since the last Board meeting, the programme manager has worked with project officers within the council to review the progress on each of the projects, establish the current status, set out the proposed next steps and a recommendation for consideration by the Board. This updated project list and associated information is set out in Appendix 1.

5.2 Outside of the approved projects, other projects that are at different stages of development, either coming to the end of feasibility work or potentially moving into the outline business case development stage.

5.3 In addition, there are other projects, where officers feel that the situation has moved on or that the activity is more of a policy position to support the outcomes, rather than a project to be supported with funding. A number of these are pieces of work that are expected to be progressed with partners to develop and establish a direction of travel and in time projects may be commissioned or developed, but at this stage it makes sense to move them out of the projects list.

Table 1 below sets out the specific project related recommendations for the Town Board.

Table 1

Project No.	Project title	Recommendation for the Board
1	Spire Experience	To request the project sponsor to develop an outline business case, OBC.
2	Community hub	To support the proposed next steps of the project.

3	Transforming the Shambles	To request the project sponsor to develop an outline business case, OBC.
4	Gateways and connectivity to the town centre	To support the proposed next steps of the project.
5	Reducing the number of empty units	To support the establishment of a partnership working group to progress this project.
6	Establishing a Business Improvement District	To support the proposal to review this activity as part of the consideration of the future models of governance arrangements for the Board, in line with the updated Government guidance, and remove this item from the specific projects list and onto an activity Programme.
7	Developing a town centre framework	To note that CBC are continuing to develop a town centre framework, alongside the local plan and whilst the involvement of the Board is a key element of this work, it is not a project that requires specific project funding at this stage, and to support the removal of this item from the specific projects list and onto an activity Programme.
8	Bringing key public services into the town centre	To support the proposed next steps for this project.
9	Fostering our creative sector	To support the proposal for the Programme Manager to work with appropriate partners to review the feasibility study recommendations and bring a report back to the board to propose next steps for the project.
10	Improving connectivity to the Chesterfield Royal Hospital	To support the removal of this item from the specific projects list, in line with the Boards previous decision to recommend that DCC and CRH progress this initiative outside of the Pride in Place Programme.
11	Events and animation	<p>Pride in Place funded Events Project to be launched from April 2026.</p> <p>To note that the results of the feasibility study will be presented to a future board meeting, together with the proposed next steps, which if relevant will</p>

		consider the link to the Town of Culture expression of interest.
12	Safety and Security	Safety and Security Programme to be launched from April 2026
13	Community Grants	The Pride in Place Internal Programme Board has reviewed the OBC and it is recommended that the Board approves the project at the Board meeting today.
14	Programme manager	To note the inclusion of the Programme manager project within the projects list.

- 5.4 Following the decisions made at the last Board meeting on 12 February 2026, the projects list has been updated to add in the proposal for the Community grants programme and to reflect the approval of the Events and Safety and Security projects.
- 5.5 Now that Government approval for the programme has been received, and subject to approval of the Board for the Community grants programme at this meeting, these projects will move into delivery from 1st April 2026 and 1st May 2026. Memorandums of Understanding (MOU's) have been drafted by the Accountable Body for issue to the project sponsor for each of these projects.
- 5.6 In line with programme requirements, the Board will be required to continue to engage with communities throughout the lifetime of the Pride in Place programme. This engagement will highlight other potential projects that the Board may wish to commission and deliver over the lifetime of the programme.
- 5.7 The Board will need to consider how to bring future projects forward with a structured approach for how new ideas and projects are identified in line with MHCLG guidelines and to ensure there is a transparent methodology. It is proposed that the accountable body develop a process and a report is brought back to a future Town Board meeting for consideration.

Appendix 1

Project 1	Spire Experience
Overall aim	Developing a visitor experience to showcase the Crooked Spire, Chesterfield's most iconic landmark, and bring back into use the currently vacant former Visitor Information Centre (Ryknelnd Square)
Current status	<p>The feasibility work has been split into three lots to cover the key requirements and following an open procurement process, work on the feasibility is now complete:</p> <ul style="list-style-type: none"> • Alma-nac Architects – have brought together an architect led design team to progress internal designs for the building through concept design to spatial co-ordination to allow for a planning application to be submitted. The next stage being to submit a planning application if the project is to proceed. • Turner and Townsend – cost consultants have completed a Stage 2 cost plan to show the indicative delivery costs for the scheme. • Irving Patrick – business consultants were appointed to ensure that proposals and uses put forward for the building are commercially viable. They have developed a high-level business case and have worked closely with the Church. <p>Following the presentation to the Board in September 2025, which set out the conclusions of the feasibility work which included high level capital costs of £1.4m, and a sustainable revenue model based on projected outputs of 12,000 visitors per annum, complementary retail use, ticket sales and food and beverage income. The project at this stage was considered to represent a viable model.</p>
Proposed next steps	It is recommended that an Outline Business Case is to be submitted by the project sponsor to a future Board meeting to

	enable the Board to make an informed decision on what is required to take this project forward.
Board approval / consideration	Board to request the project sponsor to develop an OBC.

Project 2	Community Hub
Overall aim	Providing town centre space for community organisations to deliver footfall-generating and accessible services
current status	<p>The feasibility study for a community space is looking at an opportunity to develop a shared community space in Chesterfield town centre, to be run by the voluntary and community sector. The consultants from 'KADA' presented an interim position at the February 2026, Board meeting. They demonstrated the purpose of the study, their approach and what they had done so far of which included:</p> <ul style="list-style-type: none"> • The review of national and local best practice for developing community hubs • The mapping of existing community and VCSE provision in Chesterfield, including community health assets • Engaging with key stakeholders including VCSE delivery and infrastructure organisations, through semi-structured interviews <p>This work includes research into the different types of community activity that could be delivered from such a space, the level of support/ benefit for the provision of community space in the town, provide options into a suitable size, space, location and operational model of delivery of a shared community space in Chesterfield. As part of the brief the appointed consultants will ensure strong engagement with key stakeholders to shape their thinking and options.</p> <p>Re-purposing space within the Pavements - Local architects Whittam Cox, have been appointed to undertake the options exercise for the re-purposing of the Pavements Centre. Work has commenced and they have liaised with KADA the main consultants on the community feasibility study to explore potential opportunities within the Pavements centre.</p>

Proposed next steps	Upon completion of the feasibility study, KADA will be invited back to the Board to share their findings. If a viable model is presented a suggested route forward will be presented to Board.
Board approval / consideration	To support the proposed next steps of the project.

Project 3	Transforming the Shambles
Overall aim	Creating a visitor-friendly and safe environment, enhancing the heritage offer at a key node within the town centre
Current status	<p>Urban Design Plan - Following an open competitive process, a not-for-profit firm, Design Yorkshire, have been appointed and have produced a draft Design Plan. To inform this, engagement has taken place with traders and landlords in the Shambles area as well as other key stakeholders.</p> <p>Burlington Street designs - The commission for the Burlington Street technical design and cost work is complete and costs for the revised designs (providing greater cost certainty) have now been received. If this element of the project is to proceed, the next steps would be to submit the designs to Derbyshire County Council for highways approval.</p> <p>Engagement has continued with Shambles stakeholders (landlords and businesses).</p>
Proposed next steps	It is recommended that an Outline Business case is developed that pulls together both the Shambles Project and Burlington Street project demonstrating the total ask, any match funding and requirements for consideration at a future Board.
Board approval / consideration	To support the proposed next steps of the project.

Project 4	Gateways and connectivity to the town centre
Overall aim	Enhancing the arrival experience and the route from key gateways to the centre
Current status	<p>At the July 2025 Board, Derbyshire County Council set out options for how its process of active travel masterplans could be adapted and enhanced to deliver on the Board's ambitions for a better-connected town centre. This would also support the ability to attract wider funding, including from the Combined Authority given its significant programme of future transport investment.</p> <p>The County Council will continue to develop options for improvements in the town and will revert to the Board with specific recommendations for how the Pride in Place programme could help deliver those improvements.</p> <p>In parallel to this, the Town Centre Framework (project 7) will include a workstream to improve welcome and wayfinding within the town. This is likely to generate some shorter-term interventions that the Board can consider as part of its priority for improving connectivity and pick up the specific ideas for improvement identified at the autumn workshops.</p>
Proposed next steps	Bring back proposals to a future Board for shorter-term welcome and wayfinding interventions.
Board approval / consideration	An update on this project and options for taking it forward was provided at the July 2025 Board where it was agreed that further consideration was needed before any project development funding could be committed. No Board action at this time.

Project 5	Reducing the number of empty units
Overall aim	Providing incentives and using powers to bring temporary and permanent uses to otherwise vacant units and mitigate further vacancies arising
Current status	Over the last 12 months, CBC has not been able to allocate capacity to explore the opportunities new powers laid down by Government to tackle empty shops presents. However, in recent months, officers from Chesterfield Borough Council's Economic Development Team have been working with

	<p>Destination Chesterfield to scope a marketing campaign to promote the Town Centre with the aim of attracting end users to invest in the Town (supporting the use of empty commercial property). They have also spent time working with the private sector property agents that represent the landlords/commercial property owners of all Town Centre premises but with a focused discussion around vacant commercial property.</p> <p>There is an opportunity for the Town Board to collaborate with Destination Chesterfield and Chesterfield Borough Council on how to tackle empty shops. Activity could include developing a focus on marketing initiatives, and engagement with landlords and agents, identifying ways to generate leads, while targeting the right audiences for the town. The Town Board has highlighted this issue as a key priority and whilst limited progress has been made it is a key issue that was highlighted in community engagement activity.</p> <p>It is proposed that the first step is to establish a joint working group that includes members from the Town Board and Destination Chesterfield Board. This working group will be tasked to shape activity that could be delivered to tackle the problem. At this time, no funding has been requested from Pride in Place but over time, when the working group establishes ideas and interventions there could be an ask back to the Town Board to offer resources to support delivery of activity to support the re-use of empty shops/commercial premises.</p>
Proposed next steps	As outlined in recommendations above, it is suggested that the Town Board considers electing some appropriate representatives from the Board to engage in a joint working group to tackle empty shops.
Board approval / consideration	<ul style="list-style-type: none"> • To support the establishment of a partnership working group to progress this activity. • To collaborate in a future town centre campaign to tackle empty shops alongside Chesterfield Borough Council and Destination Chesterfield.

	<ul style="list-style-type: none"> To consider whether any Town Board members who would be interested in joining a dedicated partnership working group alongside representatives from Destination Chesterfield Board and Chesterfield Borough Council to shape and support the campaign going forward.
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Project 6	Establishing a Business Improvement District
Overall aim	Providing a route for a greater business voice and enhanced investment in the town centre
Current status	<p>Business Improvement Districts are in place in over 330 towns and cities across the UK, with a number of places (including Ashbourne) exploring establishing new BIDs.</p> <p>The model is well developed and offers options for business-led investment in town centre improvements. It could also provide an ongoing source of funding beyond the Plan for Neighbourhood's Programme.</p> <p>Contact has been made with British BIDS, a membership body that represents and supports the vast majority of existing Business Improvement Districts across the country. A representative from British BIDS has been invited to come to a future Board meeting to set out how the model works, what benefits it can offer and the process for establishing a BID. This will allow the Board to take a view on whether this is a model worth further exploration as part of the Pride in Place Programme.</p>
Proposed next steps	To review this activity as part of the consideration of the future models of governance arrangements for the Board, in line with the updated Government guidance, and remove this item from the specific projects list and onto an activity Programme.
Board approval / consideration	To support the proposal to remove this item from the specific projects list.

Project 7	Developing a town centre framework
Overall aim	Providing an overall framework for how the town centre will develop in order to provide greater resilience, lift footfall and create vibrancy
Current status	<p>Feedback from the June 2025 Board was taken on board in developing the framework and a draft version is now being prepared.</p> <p>This will also be informed by a number of current opportunities emerging within the town centre, including residential conversions where planning has been approved or is under consideration.</p> <p>CBC continues to work to develop a Town Centre Framework. The document has been prepared in draft, and a Spatial Document is being developed to sit alongside. Work is progressing in tandem with the emerging Local Plan. Updates will be brought to a future Board meeting.</p>
Proposed next steps	To note that CBC are continuing to develop a town centre framework, alongside the local plan, and whilst the involvement of the Board is a key element of this work, it is not a project that requires specific project funding at this stage, and to support the removal of this item from the specific projects list and onto an activity Programme.
Board approval / consideration	To support the removal of this item from the specific projects list and move onto an activity Programme.

Project 8	Bringing key public services into the town centre
Overall aim	Create greater accessibility to services and footfall within the centre through locating key services and anchor institution presence in the town.
Current status	A positive stakeholder meeting with a focus on potential for health services has been held including a tour of the Pavements centre to consider how this could be utilised and re-purposed. This will feed into the Pavements study outlined in project 5. Since this time, stakeholders have met again in November, and the conversation continues. The

	<p>work being undertaken by the architects, Whittam Cox, to re-purpose the Pavements will feed into this discussion.</p> <p>Discussions continue with other key institutions around alignment and opportunities for services coming into the town.</p>
Proposed next steps	Once the project scoping is further developed, a future report to the Board will set out the headline opportunities together with any areas where further work may be required to support the development of the project.
Board approval / consideration	To support the proposed next steps for this project.

Project 9	Fostering our creative sector
Overall aim	Providing space and support for creative businesses and artists driving footfall and creating animation
Current status	<p>A presentation on the feasibility study was provided by the consultants 'We Made That,' at the Board meeting in February 2026. The study recommends that a Makers Space be created in Chesterfield and that the Board considers funding this in the future. A number of recommendations and next steps were included in the feasibility report.</p> <p>Board members to note, that in parallel, Junction Arts and a number of creative businesses that were housed at Chesterfield College in West Studios have vacated the accommodation as the College required the space for teaching. Chesterfield Borough Council has supported Junction Arts to take a short term lease on the former Derbyshire Times on Station Road that is in the Council's ownership. Junction Arts are now in situ (alongside some other creative businesses). "We Made That" had highlighted the former Derbyshire Times building as a potential location for the creative sector. Further discussion is now required to determine if this space could become a more permanent</p>

	home for the sector, following the recommendations made in the feasibility study.
Proposed Next steps	To support the proposal for the Programme Manager to work with appropriate partners to review the feasibility study recommendations and bring a report back to the board to proposed next steps for the project.
Board approval / consideration	To support the proposed next steps for the project.

Project 10	Improving connectivity to the Chesterfield Royal Hospital
Overall aim	Improving public transport connections between the town centre and hospital, for staff and visitors
Current status	<p>From the presentation to the Board, it is clear that work on improved connections could drive a range of benefits for hospital staff and visitors and fit well with wider active travel plans and promotion of health benefits. However, the Board gave a clear steer that those benefits are not well aligned with the objectives of this particular Programme with its agreed focus on town centre vibrancy and resilience.</p> <p>It is therefore proposed that further liaison continues between the county council (and in due course the Combined Authority) and the hospital trust, but that this would not need to form a specific project within the Pride in Place Programme overseen by this Board.</p>
Proposed next steps	To support the removal of this item from the specific projects list, in line with the Boards previous decision to recommend that DCC and CRH progress this initiative outside of the Pride in Place Programme.
Board approval / consideration	An update on this project was provided to the July 2025 Board. There has been no further discussion on this project. To support the removal of this item from the specific projects list.

Project 11	Events and animation
Overall aim	Developing a strong programme of activity within the town centre to attract residents and visitors, together with models for sustaining this
Current status	<p>The consultant 'V4', commenced their work on 29/09/2025. Weekly catch-up meetings have taken place and engagement work with different demographics of people is currently taking place to shape the feasibility study.</p> <p>The result of the engagement is being reviewed to inform the full report. This report will be presented back to a future board. This will give the board options for models that can drive a strong Programme of future events and activities influencing future events delivery.</p> <p>An outline business case and appraisal was approved at the February 2026 Board meeting. An MOU has been prepared for issue to the project sponsors.</p>
Proposed next steps	<p>Project to be launched from April 2026.</p> <p>To note that the results of the feasibility study will be presented to a future board meeting, together with the proposed next steps, which if relevant will consider the link to the Town of Culture expression of interest.</p>
Board approval / consideration	<p>In March 2025, the Board approved an allocation of up to £10k to procure specialist advice for a future events strategy.</p> <p>Following approval of Pride in Place programme the events and animation project will go live from 1st April 2026. The Board will receive regular updates on project progress. Presentation on the Events Feasibility Study will be scheduled for June 2026 Board meeting. This study will be incorporated into the events project.</p>

Project 12	Safety and Security
Overall aim	The Safety and Security project is to fund two enforcement officers, that work as part of a larger team. They will be dedicated to providing a supportive presence in Chesterfield Town Centre. The officers will engage with local residents and retailers. They are to provide a visible presence and undertake preventative and problem-solving interventions. The enforcement officers will also work closely with the Police and other agencies involved in maintaining a safe town centre.
Current status	Project approved. MOU has been prepared for issue to the project sponsors.
Proposed next steps	Safety and Security Project to be launched for April 2026.
Board approval / consideration	Following approval of overall Pride in Place programme, this project is now moves into delivery from April 2026. The Board will receive updates on the project as it progresses. The first update is scheduled for April 2026 Board meeting.

Project 13	Community Grants
Overall aim	The Community Grants project is to facilitate the delivery of a community grants Programme in Chesterfield. Local voluntary and community groups will be able to apply for small grants to support activity that aligns with the objectives of the Pride in Place Programme. Delivered by CBC, the community grants Programme will enable match funding to be aligned from Community Infrastructure Levy funding.
Current status	As above, following approval an MOU will be issued, and the project will move into delivery from 1 st April 2026.
Proposed next steps	Community Grants Programme to be launched when approved by the Board.
Board approval / consideration	At the February 2026 Board, it was agreed that an outline business case for Community Grants be prepared. This has been received and an appraisal undertaken in line with programme governance procedures. The Pride in Place

	Internal Programme Board has reviewed the OBC and it is recommended that the Board approves the project at the Board meeting today see section 3.0 of this report above.
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Project 14	Programme Manager
Overall aim	The_Pride in Place Programme manager is to support the management of the Pride in Place Programme throughout its lifetime. Supporting the Town Board and projects, collaborating with partners and facilitating subgroups such as the Communication and Engagement group. Liaison with Accountable body and MHCLG teams to ensure effective Programme delivery.
Current status	Programme manager in post following Board approval in January 2025 and subsequent CBC Cabinet approval February 2025
Proposed next steps	No matters for consideration.
Board approval / consideration	To note the inclusion of the Programme manager project within the projects list.