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Staveley Town Deal Board

11th March 2022

Update on Staveley Hall

Item 5a

1. Background

Board members will be aware of the proposals to create a modern and flexible events venue through an extension to Staveley Hall as one of the 11 Town Deal projects, sponsored by Staveley Town Council. The project was one of just two for which specific conditions were applied by government as part of the Heads of Terms for the Staveley Town Deal (the other being the station at Barrow Hill). The conditions for funding were:

- The Town Council must provide assurance that they will not breach their contractual obligations to the National Lottery Heritage Fund for the original project to conserve and restore the Hall.
- The project lead must engage with the Chesterfield Borough Council conservation officer and Historic England.

2. Latest position

Work on the business case for the project has been ongoing with early drafts discussed and reviewed by the internal programme board. Capacity funding has been provided and the 5% early advance was also approved by the Board to support the business case development, recognising that further resources were needed to address some of the key information requirements.

Whilst the additional resources have enabled project development to take place, there remain two related areas that require further development before a final case can be submitted and a recommendation for Board approval made. As noted in the Heads of Terms funding conditions above, heritage considerations are extremely important given the status of the Hall (a grade II listed building within the Staveley Conservation Area). In order to firm up a design that will be acceptable in planning terms and meet the funding conditions, further discussions on design options are required between the project sponsor, the local planning authority (Chesterfield Borough Council) and Historic England.

This in turn relates to the second area for project development, namely scheme costs. Until a clear preferred option is agreed that all parties have confidence will be appropriate with regards to planning and heritage considerations, it has not been possible to develop scheme costs to the level of detail and robustness required for the final business case. These costs are critical for both the financial and economic cases (and design development will also have a bearing on the commercial case).

3. Recommendations

Given the above position, it is recommended that the Board:

- 1) Make a formal request, through the Chair, to government for an extension to the deadline for submitting summary documents for this project. This extension would be for 3 months from



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the 24 March 2022, the Government formal submission date for Staveley Town Deal. It is expected that the discussions on design options to comply with planning policies and funding conditions can be concluded during this time, allowing the full business case to be finalised, assessed and a recommendation made to the Board.

- 2) Agree to keep the current allocation (£2,755,000) for the project in place for a maximum period of three months.