

Nelson Town Deal Board

14 November 2025

Finance Report

1.0 Town Deal Budgets Summary

At Friday 31 October the status of Town Deal Budgets were as follows:

Nelson Town Deal Financial Status week ending 31/10/2025											
Project		Total Project Value £	DLUHC Funding £	Matched Funding & Funding Gap £	Total Grant Spend to Date £	Total Match Spend as at October 2025 £	Remaining Grant to spend £	Remaining Match to spend £	Forecasted Future Grant Spend £	Forecasted Future Matched Spend £	Forecast Over + / Under (-) Spend £
This Is Nelson	RDEL	794,966	417,966	377,000	343,279	318,477	74,687	58,523	74,687	58,523	0
	CDEL	180,000	180,000	0	157,493	0	22,507	0	22,507	0	0
Business Resilience	RDEL	113,642	100,000	13,642	81,258	0	18,742	13,642	0	13,642	(18,742)
	CDEL	5,750,000	1,900,000	3,850,000	1,675,168	3,360,644	224,832	489,356	224,832	489,356	0
YES Hub	RDEL	495,989	420,389	75,600	367,097	80,668	53,293	(5,068)	53,293	8,000	13,068
	CDEL	2,000	0	2,000	0	2,000	0	0	0	0	0
Digital Skills Academy	RDEL	224,000	155,000	69,000	0	69,000	155,000	0	155,000	0	0
	CDEL	3,028,000	2,135,000	893,000	2,031,000	1,143,000	104,000	(250,000)	104,000	0	250,000
Accessible Nelson	RDEL	0	0	0	0	0	0	0	0	0	0
	CDEL	3,918,952	3,918,952	0	1,973,012	470,092	1,945,940	(470,092)	1,945,940	361,680	831,772
Revitalised Nelson	RDEL	0	0	0	0	0	0	0	0	0	0
	CDEL	28,551,291	12,940,297	15,610,994	6,785,951	1,013,928	6,154,346	14,597,066	6,154,346	14,597,066	0
Healthy Towns	RDEL	0	0	0	0	233,973	0	(233,973)	0	0	233,973
	CDEL	3,084,955	2,321,149	763,806	832,257	767,963	1,488,892	(4,157)	1,488,892	250,000	254,157
Programme Management	RDEL	511,247	511,247	0	442,099	0	69,148	0	69,148	0	0
	CDEL	0	0	0	0	0	0	0	0	0	0
Totals		46,655,042	25,000,000	21,655,042	14,688,614	7,459,746	10,311,386	14,195,296	10,292,644	15,778,267	1,564,229

All projects are forecasting to meet spend targets. The forecast gross overspend is due to exceeding match funding targets. No overspend of MHCLG funds is forecast. Any potential underspend of MHCLG funds will depend on the outcome of Revitalised Nelson. Details of the current status of Revitalised Nelson budget are contained in Section 2.

2.0 Revitalised Nelson

A refresh of Revitalised Nelson budgets has been carried out, based on a worst-case scenario and assuming that surplus funds of £673,000 are vired to Trafalgar House in line with recommendations under Agenda Item 5.

2.1 Pendle Rise Shopping Centre

A revision of the Pendle Rise Shopping Centre Budget has determined a surplus of £130,000. There is a proposal to vire the revised budget surplus to the costs of the Trafalgar House project, see agenda item 05.

Pendle Rise Shopping Centre	Current Budget £	Proposed Revised Budget £	Variance to Current Budget (-) Fav / + Adv £
PRSC: Acquisition	4,288,729	4,288,729	0
PRSC: Compensation Payments	2,500,000	2,705,667	205,667
PRSC: Compensation Payments provision for section 10 & Part 1 disruption claims	0	170,000	170,000
PRSC: Fees (Feasibility, Planning, other Professional fees)	450,000	465,000	15,000
PRSC: CPO	750,000	400,000	(350,000)
PRSC: Asbestos	500,000	0	(500,000)
PRSC: Demolition/remediation/site preparation	1,000,000	1,169,000	169,000
PRSC: Demolition QS & Other fees/Surveys 10%	0	116,900	116,900
PRSC: Demolition Property Services Management Fee 6%	0	70,140	70,140
PRSC: Site Management (Beddows)	60,000	76,000	16,000
PRSC: Contingency	441,271	398,564	(42,707)
Total	9,990,000	9,860,000	(130,000)

Successful demolition disturbance claims under Section 10 are considered unlikely, but a worst-case provision has been allowed for. The budget for CPO costs has been reduced due to the success in avoiding the need for a public inquiry. The demolition costs at £1,169,000

show a good saving against the £1,500,000 budgeted. Fees have been included and a healthy contingency retained. Public realm improvements around Pendle Rise are being taken forward under the Accessible Nelson programme.

2.2 Relocation Properties

A revision of the Relocation Properties Budget has determined a surplus of £543,000. There is a proposal to vire the revised budget surplus to the costs of the Trafalgar House project, see agenda item 05.

Relocation Properties	Current Budget £	Proposed Revised Budget £	Variance to Current Budget (-) Fav / + Adv £
Relocation properties - Capital:Relocation Payments	1,342,712	592,657	(750,056)
Relocation properties - Congingency	0	207,343	207,343
Relocation properties - Project Management Fee	17,288	17,000	(288)
Total	1,360,000	817,000	(543,000)

Contingency element included to allow for any final relocation requirements from remaining retailers yet to reach CPO compensation settlement. Also for any qualifying relocation costs from Telecom companies over and above £450,000 allowance in PRSC compensation budget.

2.3 Trafalgar House

A revision of the Trafalgar House Budget has determined a deficit of £673,000. There is a proposal to vire the revised budget surplus' from both the Pendle Rise Shopping Centre & Relocation Properties budgets to the costs of the Trafalgar House project, see agenda item 05.

Trafalgar House	Current Budget	Proposed Revised Budget	Variance to Current Budget
	£	£	(-) Fav / + Adv
	£	£	£
Trafalgar Hse: Redevelopment	1,466,723	1,702,066	235,343
Trafalgar Hse: Redevelopment contingency	0	256,231	256,231
Trafalgar Hse: Planning Fees	0	70,000	70,000
Trafalgar Hse: Penbrook Project Mgmt costs	0	85,000	85,000
Trafalgar Hse: Survey/Fees/Project Management/QS	123,574	150,000	26,426
Total	1,590,297	2,263,297	673,000

Redevelopment contingency to sit client side to supplement 3% included within QS led proposed redevelopment budget. Planning fees reflect likely level of professional services to be required to satisfy complex planning permission requirements.

3.0 Match Funding

The latest position on match funding is as follows:

Nelson Town Deal Matched Funding Detail week ending 31/10/2025						
Project		Match Funding Required £	Total Match Spend as at October 2025 £	Forecasted Future Matched Spend £	Forecast Over + / Under (-) Spend £	Notes
This Is Nelson	RDEL	377,000	318,477	58,523	0	
	CDEL	0	0	0	0	
Business Resilience	RDEL	13,642	0	13,642	0	
	CDEL	3,850,000	3,360,644	489,356	0	Match funding represents client portion of grant claims. To be quantified and reported from evidence in support of grant pull down by individual companies. Match target will be exceeded.
YES Hub	RDEL	75,600	80,668	8,000	13,068	Exceeded match requirement by £13K
	CDEL	2,000	2,000	0	0	
Digital Skills Academy	RDEL	69,000	69,000	0	0	
	CDEL	893,000	1,143,000	0	250,000	N&CC Exceeded match requirement by £250K
Accessible Nelson	RDEL	0	0	0	0	
	CDEL	0	470,092	361,680	831,772	Significant match will be provided by LCC Highways thereby exceeding zero target for match.
Revitalised Nelson	RDEL	0	0	0	0	
	CDEL	15,610,994	1,013,928	14,597,066	0	Match will be provided by PenBrook Limited through development funding for PRSC and through acquisition and refurbishment of Relocation Properties.
Healthy Towns	RDEL	0	233,973	0	233,973	Significant match has been provided by PBC investment and from successful grant applications. To be quantified and evidenced. Match target exceeded as a result.
	CDEL	763,806	767,963	250,000	254,157	
Programme Management	RDEL	0	0	0	0	
	CDEL	0	0	0	0	
Totals		21,655,042	7,459,746	15,778,267	1,582,970	

The level of match funding achieved is currently forecast to exceed target. Penbrook Developments Limited are currently updating their build cost estimates for the redeveloped Pendle Rise. The Revitalised Nelson match funding estimates will therefore be further updated at the next Town Deal Board meeting.