

Town Deal Board Finance Report

1.0 Recommendations

The Board is asked to

1. Note the update regarding the forecast financial position at the end of March 2026 for each project.
2. Approve the virement of approximately £46,000 from the Revitalised Nelson general contingency budget to Accessible Nelson.
3. Note that PBC will pick up the Programme Management of the scheme from the July 2026 until the end of March 2027 and the subsequent recharge of £23,000 against the Programme Management budget.
4. Approve a project extension request of 3 months for This is Nelson to accommodate a project closure event to coincide with the Festival of Culture.

2.0 Reasons

1. To inform the Board that no significant under or overspends are currently forecast, subject to any further calls on the Revitalised Nelson contingency budgets.
 2. To enable the discharge of costs incurred by LCC in respect of Accessible Nelson in addition to those covered by the Grant Funding Agreement (GFA).
 3. To cover the costs of PBC staff covering Programme Management requirements from July 2026 to March 2027 inclusive
 4. To enable an uplifting and fitting summer closure to the This is Nelson project.
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Town Deal Board - 13.02.26
Finance Report

3.0 Town Deal Budgets Summary

Nelson Town Deal Financial Status as at Q3 2025-26												
Project		Total Project Value £	DLUHC Funding £	Matched Funding & Funding Gap £	Total Grant Spend to Date £	Total Match Spend as at December 2025 £	Remaining Grant to spend £	Remaining Match to spend £	Forecasted Future Grant Spend £	Forecasted Future Matched Spend £	Forecasted Grant Over + / Under (-) Spend £	Forecast Match Over + / Under (-) Achieved £
This Is Nelson	RDEL	794,966	417,966	377,000	377,274	313,474	40,692	63,526	40,692	63,526	0	0
	CDEL	180,000	180,000	0	166,053	0	13,947	0	13,947	0	0	0
Business Resilience	RDEL	113,642	100,000	13,642	81,258	12,528	18,742	1,114	0	1,114	(18,742)	0
	CDEL	3,800,000	1,900,000	1,900,000	1,822,127	2,889,917	77,873	(989,917)	77,873	277,864	0	1,267,781
YES Hub	RDEL	495,989	420,389	75,600	394,904	85,558	25,486	(9,958)	25,486	7,616	0	17,574
	CDEL	2,000	0	2,000	0	2,000	0	0	0	0	0	0
Digital Skills Academy	RDEL	224,000	155,000	69,000	2,419	69,000	152,581	0	152,581	0	0	0
	CDEL	3,028,000	2,135,000	893,000	2,071,000	1,064,320	64,000	(171,320)	64,000	0	0	171,320
Accessible Nelson	RDEL	0	0	0	0	0	0	0	0	0	0	0
	CDEL	3,918,952	3,918,952	0	1,973,012	361,680	1,945,940	(361,680)	1,945,940	470,092	0	831,771
Revitalised Nelson	RDEL	0	0	0	0	543,447	0	(543,447)	0	21,879	0	565,326
	CDEL	28,551,291	12,940,297	15,610,994	7,050,761	50,278	5,889,536	15,560,716	5,889,536	15,560,716	0	(0)
Healthy Towns	RDEL	0	0	0	0	233,973	0	(233,973)	0	0	0	233,973
	CDEL	3,084,955	2,321,149	763,806	1,288,721	1,018,180	1,032,428	(254,374)	1,032,428	45,697	0	300,071
Programme Management	RDEL	511,247	511,247	0	461,016	0	50,231	0	50,231	0	0	0
	CDEL	0	0	0	0	0	0	0	0	0	0	0
Totals		44,705,042	25,000,000	19,705,042	15,688,546	6,644,353	9,311,454	13,060,689	9,292,713	16,448,504	(18,742)	3,387,815

All projects are forecasting to meet spend targets other than £18,742 on the revenue line of Business Resilience which is not currently committed. The forecast gross overspend is due to exceeding match funding targets. Forecast spend on Revitalised Nelson includes contingency budgets pending completion of demolition and compensation agreements.

4.0 Project by Project Budget Notes

4.1 Programme Management

With the bulk of the programme delivered, PBC have decided to conclude the period of tenure of Raise Partnership Limited (RAISE) as Programme Managers from the end of June 2026. The remaining Programme Management funds will cover the costs of RAISE to the end of June, costs of Stella Creative at £400/month in support of Programme Marketing until the end of 26/26) and internal staff recharges of c£23,000 to cover the costs of PBC staff covering the remaining Programme Management requirements to the end of March 2027.

The Board is requested to note the recharge of c£23,000 by PBC against the Programme Management budget to cover staff costs.

4.2 Revitalised Nelson

The budgets shown reflect decisions reached at the November and December meetings of the Town Deal Board. The project is currently proceeding in line with these revised budgets. No Revitalised Nelson project-based calls on contingency have been made since the last meeting. A call on the £392,000 general contingency budget of approximately £46,000 is required to balance a further payment due to LCC in respect of Accessible Nelson. See Section 4.3 below.

The Board is therefore requested to approve the virement of c£46,000 from Revitalised Nelson general contingency to Accessible Nelson, to allow for the necessary payment to LCC to be made.

4.3 Accessible Nelson

A sum of approximately £46,000 needs to be vired from the general Revitalised Nelson contingency budget of c£392,000 to provide an additional contribution to the traffic modelling costs associated with Accessible Nelson. It had previously been accounted for as forming part of the agreed contribution to LCC, but they are insisting that this amount sits outside of the GFA. Other than this, no overspend or underspend is forecast. Funding levels are fixed in line with the terms of the GFA agreed between PBC and LCC.

4.4 Healthy Towns Parks

On target to complete at the end of March 2026. No overspend or underspend is forecast.

4.5 Healthy Towns Wavelengths

Currently programmed to complete at the end of March 2026. No overspend or underspend is forecast. Some construction contract related payments may need to be made in 2026/27 depending on final completion date and retention payments etc.

4.6 Business Resilience and Growth Checkpoint

Currently programmed to complete at the end of March 2026. No overspend or underspend on the main budget line for capital grants is forecast. Some grant related payments may need to be made in 2026/27 depending on the dates of submission of final evidence and claims by businesses receiving grants. There is a projected underspend of £18,000 on the supporting revenue line which is not currently committed.

4.7 Digital Skills

On target for all capital works and expenditure to be completed by the end of March 2026. As previously advised, revenue costs for Year One operation of the new Digital Skills Spoke at the ACE centre will be paid monthly through 2026/27.

4.8 This Is Nelson

As indicated at the November meeting at the Town Deal Board it is proposed to officially close the project in June in a special event as part of the Festival of Culture. This proposal has been put forward by the 'This is Nelson Collective' to provide an uplifting and fitting summer closure to the project. This would avoid the mid Feb – mid March Ramadan period, support the Festival of Culture and enable the Young Person's Commission to culminate at the festival.

Around £2000 of expenditure will be carried forward into the first quarter of 2026/27 accordingly. Other than this all activity and expenditure is forecast to complete by the end of March 2026. No overspend or underspend is forecast.

The Board is asked to formally support a project extension request for This is Nelson to the end of June 2026 accordingly.

4.9 YES Hub

The YES Hub is on target to complete at the end of March 2026. No overspend or underspend is forecast. PBC has been working closely with Active Lancashire to secure legacy funding to ensure the service can continue. Utility costs for the YES Hub premises for 2025/26 will be met by PBC under the terms of the lease.

Town Deal Board - 13.02.26
Finance Report

5.0 Town Deal Match Funding Budgets Summary

The latest position on match funding is as follows:

Nelson Town Deal Matched Funding Detail as at Q3 2025-26						
Project		Match Funding Required £	Total Match Spend as at December 2025 £	Forecasted Future Matched Spend £	Forecast Over + / Under (-) Spend £	Notes
This Is Nelson	RDEL	377,000	313,474	63,526	0	
	CDEL	0	0	0	0	
Business Resilience	RDEL	13,642	12,528	1,114	0	
	CDEL					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	1,900,000	2,889,917	277,864	1,267,781	
	CDEL	75,600	85,558	7,616	17,574	Exceeded match requirement by £17.5K
Digital Skills Academy	RDEL	2,000	2,000	0	0	
	CDEL	69,000	69,000	0	0	
Accessible Nelson	RDEL	893,000	1,064,320	0	171,320	N&CC Exceeded match requirement by £171K
	CDEL	0	0	0	0	
Revitalised Nelson	RDEL	0	361,680	470,092	831,771	Significant match will be provided by LCC Highways thereby exceeding zero target for match.
	CDEL	0	543,447	21,879	565,326	Costs incurred by PBC for running PRSC
Healthy Towns	RDEL	15,610,994	50,278	15,560,716	(0)	Match is being provided by PenBrook Limited through development funding for PRSC and through acquisition and refurbishment of Relocation Properties.
	CDEL					
Programme Management	RDEL	0	233,973	0	233,973	Signicant match has been provided by PBC investment and from successful grant applications. Match target exceeded as a result.
	CDEL	763,806	1,018,180	45,697	300,071	
Totals	RDEL	0	0	0	0	
	CDEL	0	0	0	0	

Levels of match funding in the Nelson Town Deal Programme remain in a healthy position and are currently forecast to exceed the target by over £3million, pending confirmation of match funding achieved on Revitalised Nelson. In this respect, Penbrook Developments Limited are currently finalising their build cost estimates for the redeveloped Pendle Rise in line with the requirements of the proposed anchor retailer. The Revitalised Nelson match funding estimates, and hence the forecast programme level match funding outcome, will therefore be further updated at the next Town Deal Board meeting.