

**MINUTES OF THE MEETING OF THE
NELSON TOWN DEAL BOARD
HELD AT NELSON TOWN HALL,
AND VIA TEAMS
ON 13TH FEBRUARY 2026**

PRESENT

S. Barnes (SB) – (Chair)

Members of the Board

<i>Councillor F. Ahmad (FA)</i>	<i>Pendle Borough Council (PBC)</i>
<i>Councillor N. Ahmed (NA)</i>	<i>(PBC)</i>
<i>County Councillor A. Ali (AA)</i>	<i>Lancashire County Council</i>
<i>K. Arciniega (KA)</i>	<i>Nuestra Familia Restaurants</i>
<i>C. Bennett (CB)</i>	<i>Positive Action in the Community</i>
<i>R. Grey (RG)</i>	<i>Lancashire Constabulary</i>
<i>Councillor A. Mahmood (AM)</i>	<i>(PBC)</i>
<i>A. Patel (AP)</i>	<i>Health Sector Representative</i>
<i>N. Rockett (NR)</i>	<i>Manager of Phoenix Health</i>
<i>J. Rosenblatt (JR)</i>	<i>Buoyant Upholstery</i>
<i>R. Thompson (RT)</i>	<i>(LCC)</i>
<i>Councillor D. Whipp (DW)</i>	<i>(PBC)</i>

Officers in attendance

<i>I. Bokhari (IB)</i>	<i>Head of Economic Growth, (PBC)</i>
<i>D. Dixon (DD)</i>	<i>Group Operations Manager, RAISE Partnership</i>
<i>R. Ferguson (RF)</i>	<i>Committee Administrator, (PBC)</i>
<i>D. Gamble (DG)</i>	<i>Projects and Programmes Officer, (PBC)</i>
<i>Z. Iqbal (ZI)</i>	<i>Project Support Assistant, RAISE Partnership</i>
<i>D. Langton (DL)</i>	<i>Chief Executive, (PBC)</i>
<i>R. Savory (RS)</i>	<i>Project Manager, RAISE Partnership</i>
<i>K. Spencer (KS)</i>	<i>Director of Resources, (PBC)</i>
<i>P. Spurr (PS)</i>	<i>Director of Place, (PBC)</i>

Also, in attendance

<i>M. Nuttall (MN)</i>	<i>Property Director, Brookhouse Group</i>
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(Apologies for absence were received from Borough Councillor M. Iqbal, N. Watson, D. Rothwell, H. Warren, J. Hinder & P. Hartley)

1. DECLARATIONS OF INTEREST

Members were reminded of the requirement to declare any interest they had on any item of business on the agenda.

Councillor D. Whipp declared a non-prejudicial interest in relation to his role at PBC, LCC and as a Director of Penbrook Developments Ltd.

Councillor N. Ahmed declared non-prejudicial interest in relation to his role at PBC and as a Director of PenBrook Developments Ltd.

2. CONFLICTS OF INTEREST

Members were reminded of the requirement to declare any conflicts of interest they had on any item of business on the agenda.

3. MINUTES

The minutes of the meeting held on 16th December 2025 were submitted for approval.

KA advised her apologies had not been reflected in the minutes.

AGREED

That the minutes of the meeting held on 16th December 2025 be approved as a correct record by the Chair subject to KA's apologies being minuted.

4. TOWN DEAL BOARD

A written report was received on the core purpose of the Nelson Town Deal Board, its Terms of Reference, Membership and Operating Principles to ensure that it was fit for purpose for the final phase of the Nelson Town Deal Programme. Members of the Board were asked to consider and approve the updated Terms of Reference, Operating Principles and to formally appoint or re-appoint Members of the Board.

It was said that construction works on Revitalised Nelson and Accessible Nelson would continue to the end of March 2027, with the final event for This is Nelson taking place in June 2026.

It was recommended that the Board going forward be refocused on overseeing:

- Successful demolition of Pendle Rise and handover of the site to Penbrook Limited.
- Successful partial demolition and re-modelling of Trafalgar House by Penbrook Limited.
- The budget compliant discharge of Compulsory Purchase Order (CPO) liabilities.
- Delivery of Accessible Nelson by Lancashire County Council.
- The decision-making process around allocating any Revitalised Nelson underspend to reserve projects.
- Monitoring of the delivery of reserve projects by the end of March 2027.
- Aligning the reserve projects and project closure to provide for a seamless transition to the Nelson Pride in Place programme.

- Satisfying the Ministry of Housing, Communities and Local Government (MHCLG) evidence and audit requirements and an orderly closure of the Programme.

Members briefly discussed the reformed Operating Principles above and amendments made to the Terms of Reference.

A number of recommendations were put forward to revise the Terms of Reference, including Section One – Introduction, Section Two – Purpose, Section Four – Membership and section Five – Secretariat.

AGREED

- (1) That the Board's Operating Principles be amended as recommended in the report to reflect the current core purpose of the Board.
- (2) That the Terms of Reference be amended as recommended in the report to reflect the current operation of the Board.
- (3) That the Board membership and representation be approved.
- (4) That the appointment of Officers be confirmed.

5. NELSON TOWN DEAL PROGRESS UPDATE

RS submitted a report and provided a verbal update on the following Nelson Town Deal projects:

a) Accessible Nelson

It was said that the Accessible Nelson Project was progressing on schedule. Several members discussed negative feedback on social media from members of the public regarding traffic disruption. The Board were reminded that project remains on target to deliver all outputs and outcomes and would continue to be operated by LCC.

b) Advanced Digital Skills

A brief update was provided on the Advanced Digital Skills Project. The opening of the new Digital Skills Spoke in the Ace Centre had remained on course for the end of February, with delivery of courses starting in March 2026.

c) Business Resilience and Growth

It was reported that all funds had now been committed. Progress had been made and grant payments had been approved and issued to: -

1. Innovative Outdoor Projects for specialist production equipment.
2. Giddy Kippers for solar panels.
3. Sugden Limited for CNC machinery.
4. Richard's Sheet Metal for CNC machinery.

It was said that while all funds had been committed, it had not yet been spent. It was forecast that the remaining £100,000 would be spent by the end of March 2026.

d) Healthy Towns – Parks

A concise update was provided. The remaining bridge improvement scheme in Victoria Park was on target to be finished by the end of March 2026. The project continues to progress well with virtually all works complete.

e) Healthy Towns – Wavelengths

It was reported that works to the foundations, walls and roof extension had been completed. Internal fit-out works would be completed for the end of March 2026. The next step would see works on a water feature within the pool play area in December.

f) This Is Nelson

It was proposed to do a project closure event to coincide with the Festival of Culture in June, thereby extending the This Is Nelson project to the end of June 2026 which would give the project a 3-month extension.

g) YES Hub

DL provided a brief explanation of funding matters. It was said that work would continue to be undertaken with Active Lancashire to secure legacy funding to ensure that the service can continue. Members agreed that the YES Hub operates an excellent practice. The YES Hub team would be committed to providing young people with opportunities to build confidence, develop skills, and prepare for future employment.

The Chair requested that RS be thanked for his efforts and commitment to the above Nelson Town Deal Projects.

AGREED

That the report be noted.

6. NELSON TOWN DEAL FINANCE REPORT

A written report was received on Nelson Town Deal's current financial status.

It was said that levels of match funding for the Nelson Town Deal Programme would remain in a healthy position and were currently forecast to exceed the target by over £3million, pending confirmation of match funding achieved on the Revitalised Nelson project.

In this respect, Penbrook Developments Limited were finalising their build cost estimates for the redeveloped Pendle Rise in line with the requirements of the proposed anchor retailer.

The Revitalised Nelson project was proceeding in line with revised budgets.

It was asked that for the Accessible Nelson Project, a sum of approximately £46,000 be vired from the Revitalised Nelson contingency budget in order 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 had now insisted that this amount sat outside of the general funding agreement. Several members agreed that the general funding agreement did not account for this and that a query should be made to LCC, with the Board's displeasure expressed.

Both the Healthy Towns Parks and Healthy Towns Wavelengths Project were currently programmed to complete at the end of March 2026. No overspend or underspend was forecast.

It was said that the Business Resilience and Growth Checkpoint project was currently programmed to complete at the end of March 2026. No overspend or underspend was forecast. Some grant related payments could be needed in 2026/27 depending on the dates of submission of final evidence and claims by businesses receiving grants. There was a projected underspend of £18,000 which was not currently committed.

The Digital Skills Project was on target for all capital works and expenditure to be completed by the end of March 2026.

It was proposed that the This Is Nelson Project officially close in June in line with a special event as part of the Festival of Culture. No overspend or underspend was forecast.

The YES Hub was on target to complete at the end of March 2026. No overspend or underspend was forecast.

AGREED

- (1) That the update regarding the forecast financial position at the end of March 2026 for each project be noted.
- (2) That the Board approve the virement of approximately £46,000 from the Revitalised Nelson general contingency budget to Accessible Nelson to contribute toward traffic modelling costs.
- (3) That enquiries be made to LCC regarding traffic modelling costs for the Accessible Nelson Project.
- (4) That PBC will pick up the programme management of the scheme from July 2026 until the end of March 2027 and the subsequent recharge of £23,000 against the programme management budget.
- (5) That the Board approve a project extension request of 3 months for the This is Nelson to accommodate a project closure event to coincide with the Festival of Culture.

7. NELSON PRIDE IN PLACE UPDATE

A written report was received on progress with Nelson Pride in Place.

It was advised that subject to approval, programme delivery funding would be released to local authorities from April 2026, enabling delivery to commence in the 2026/27 financial year. Due to the limited level of funding available in year one, it was agreed to focus on projects that are at risk, have a funding shortfall, or immediate community benefit projects.

It was said that all approved projects would be supported to commence delivery from 1 April 2026, wherever feasible.

Following the selection of year one projects; work would begin on preparing the grant funding agreements to enable projects to start on 1 April 2026.

Members discussed that the limited funding provided would impact potential projects.

AGREED

That the report be noted.

8. COMMUNICATIONS AND ENGAGEMENT

A verbal update was received on the ongoing communications work and engagement opportunities.

DD gave a brief summary of the following projects:

(a) Accessible Nelson

It was said that press releases had been made to promote the benefits of the project.

(b) Advanced Digital Skills

Publication of an ACE Centre Curriculum Plan for February 2026 and the planning of a February engagement event had taken place.

(c) Business Resilience and Growth

It was said that the project had already supported several businesses with the aim to continue this trend to other local companies.

(d) Healthy Towns – Parks

That the remaining bridge improvement scheme was on target to be finished by the end of March 2026.

(e) Healthy Towns – Wavelengths

(Nelson Town Deal Board 13.02.2026)

It was said that positive social media attention had been received for this project.

(f) This Is Nelson

Designs for the hoardings would be produced in the near future. A member asked if hoardings could be used to advertise for retailers in Nelson Arcade. It was agreed that this would be beneficial to all.

(g) YES Hub

The YES Hub had continued to work with NatWest Burnley to educate young people on financial services.

AGREED

That the update be noted.

9. REVITALISED NELSON: PRSC AND RELOCATION PROPERTIES

An overview of the report was provided:

Pendle Rise Shopping Centre

PBC Property Services and Engineering staff had been liaising with utility companies to expedite disconnection of electricity, water and gas. The pre-demolition intrusive asbestos survey had shown more asbestos than previously identified, meaning that extra time would be needed to remove it. It was said that the demolition contractor had advised completion would be around the end of June 2026. Penbrook had confirmed that they would take immediate possession of the site to allow construction of the new development to commence straight away.

A member asked if the mosaic had been kept safe as promised, this was confirmed to be in storage at In-Situ.

Relocation Properties

Cash Access UK would temporarily be operating a banking hub at Number 1, Market Street prior to their move to the former Althams property at 1-3 Scotland Road. Works would be continuing to ready the premises for the permanent move.

At this time no further properties would be acquired pending the outcome of any demand for relocation properties as part of remaining negotiations with ex Pendle Rise Shopping Centre tenants.

Trafalgar House

RS provided a verbal update and advised that progress had been made on the planning application which had been submitted on the morning of the meeting.

10. ANY OTHER BUSINESS

(Nelson Town Deal Board 13.02.2026)

The Chair advised that within the next three months the Board would be in a clearer financial position to recognise if any new projects could be commissioned.

11. DATE OF NEXT MEETING

It was agreed that the date of the next meeting be confirmed at a later time.

Chair _____