

Report of the Portfolio Holder- Economic Development and Asset Management**Major Regeneration Project at Walker Street, Eastwood****1. Purpose of Report**

To gain Cabinet endorsement of a major project at Walker Street in Eastwood as the key regeneration priority for the Borough; to agree compacts with key partners and to ensure the project is promoted to potential funders including the EMCCA capital pipeline.

2. Recommendation

Cabinet is asked to RESOLVE:

- 1. That the development of a Healthy Lifestyle Centre be endorsed as the most important regeneration priority for Broxtowe Borough Council be approved.**
- 2. That the findings of the high-level Strategic Outline Business Case be accepted as the basis for moving this project forward.**
- 3. To seek out compacts and agreement with partners to garner their support for the project.**
- 4. To lobby and promote the project to funding agencies, including a request to EMCCA, to place the Healthy Lifestyles Centre at Walker Street, Eastwood on their Investment Board Project Pipeline**
- 5. To work to secure Memorandum of Understanding with all interested partners in the project.**

3. Detail

Even though the major regeneration funding bid made for Eastwood in 2022 was unsuccessful, the town's flagship project – the DH Lawrence, Library, Health, and Life Chances Centre has remained an absolute priority. There have been few, if any, credible funding opportunities to bid for as successive governments have moved away from bidding rounds to direct awards. The Economic Development and Regeneration team has continued to look for ways to take the project forwards.

The smaller scale investment from UKSPF in the CEDARS project has proved that there is a workable model for inter-agency cooperation, but the resources CEDARS can provide in no way can be a substitute for the extensive health and social needs of a community that has had limited access to leisure, a health

centre that has been closed for more than 10 years and significant life limiting problems. If anything, the presence of CEDARS has strengthened local resolve to put something in place as permanent solution. Once built, the centre at Walker Street would also act as a catalyst to strengthen footfall and reinvigorate the whole Town Centre

In March 2025, Cabinet approved £15,000 from reserves to fund work that could update the LUF bid, especially the costs and benefits and the materials that were produced to support it. The work was tendered and Chamberlain Walker and GT3 Architects were procured. This work was originally devised to support the expression of interest made to the National Wealth Fund, (a Treasury policy bank set up in 2024, partnering the private sector and local authorities to finance infrastructure). Unfortunately, even before the work had substantively got underway, the NWF confirmed that as a result of their adjusted spending priorities it was unable to support projects of this nature. With much in flux with government spending and the anticipated arrival of the EMCCA Local Growth Plan it was agreed that the work should be completed and then use it to explore alternatives. A final Strategic Outline Business Case (SOBC) was received last month alongside indicative high-level plans for the layout of the new centre.

A third piece of work was also commissioned, funded via this year's UKSPF allocation. A study to explore whether there was an opportunity/likelihood that the facility could be heated using a renewable energy source mine water heating. If this could be proven there was also a considerable opportunity to reduce the running costs of the centre and potential secure green energy grants or loans. The report, authored by the Mining Remediation Authority, was received in September and has shown particularly encouraging findings, especially as there is a capped mineshaft within the redline boundary of the land.

Appendix 1, and **Appendix 2** are the executive summaries of the SOBC and the Mine Water Heat Recovery High Level Feasibility Study. **Appendix 3** is a set of indicative layouts. Officers will need to start sharing this information and gaining additional buy-in and support for the project. A number of agencies, including Nottinghamshire County Council, Inspire Libraries and One Public Estate, have indicated that under the right circumstances they would wish to work with Broxtowe to promote the project for funding. This echoed in the report from Chamberlain Walker who suggest the most fundamental next step is to negotiate and sign formal Memorandum of Understanding with both the County Council and Eastwood PCC without whom the project cannot proceed. Hence the need to report the findings back to Cabinet for formal endorsement.

The SOBC supports the economic case, demonstrates the need for and provides a positive cost benefit ratio for a centre that provides: a bigger more accessible library; a primary care health centre; a public swimming pool and fitness suite; space for community facilities; and approximately 20 additional homes.

The estimated costs are in the region of £24.6m. The net present value amounts is estimated at £28.8m, being the expected construction costs of the facility, in 2025/26 prices and accounting for optimism bias.

The net present value of the benefits is estimated to equate to £70.7m. The main ones being improved wellbeing as a result of increased physical activity, improved health, and wage premiums arising from increased educational and employment provision.

This suggests a benefit to cost ratio of 2:5, which shows that the project offers high value for money. A financing strategy shows how income and grants could be used to create a viable project.

The report from the MWHS shows that Eastwood sits above 11 worked seams covering all of Eastwood. The depth of mine workings ranges from near surface to 360m below surface. These extents and depths of mine workings make Eastwood a positive proposition for mine water heat; most of the mine workings under Eastwood are expected to be flooded. There are three mine water management blocks in the Eastwood area. Mine water levels may be different in each block but should be around 20 to 70 mAOD (approximately 10m to 80 m below surface), which is favourable for pumping mine water. The temperature based on depth of mine workings and actual data from Woodside is expected to be 11°C to 17°C. Further funding for specific bore holes and scientific testing is required and Nottingham Road/Walker Street is one of their recommended sites for this. Aside from Walker Street there are several other public and private buildings that might benefit including schools.

Appendix 3 provides three variations as to how the massing of the buildings could be arranged on the site. These are not fully resolved schemes but more strategic approaches that once the preferred option is selected would need further development. The layouts create opportunities based on the links to the High Street and the constraints and opportunities on the site. All three options use the potential of a future proofed junction off Walker Street to keep more intensive traffic off Wellington Street and create a secondary approach from the high street. This will also require consultation with Highways.

There is work to be done and initial funding may be required to continue the process. With the Council's strategic endorsement partners and programmes can be addressed and opportunities explored.

4. Key Decision

This is not considered to be a key decision as it does not bind the Council to a finite financial commitment at this stage.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

The comments from the Assistant Director Finance Services were as follows:

There are no financial implications to consider at this development stage. There is currently no capital budget provision for the potential Walker Street project. This would be a major regeneration project for the Council and would represent a significant capital investment. There is value to be gained from the scheme, as highlighted in the report, and it is vital that external funding is secured in order to unlock its full potential and support the development of a full financial business case. Any significant budget implications in the future would require approval by Cabinet.

7. Legal Implications

The comments from the Head of Legal Services were as follows:

Whilst there are no direct legal implications arising from this report and at this stage of the project, there will be a requirement for Legal Services to be involved in relation to procurement, governance advice and advice in relation to any funding agreement and the Memorandum of Understanding.

The above advice will be provided as the project evolves.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

The climate change implications are contained within the report.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

Not applicable.

13. Background Papers

None