

STAPLEFORD TOWN FUND EXECUTIVE BOARD

Friday 9th October 2026 at 10:00 am
Council Chamber, Beeston Office

PRESENT:

Ian Jowett (IJ)	WMD Ltd
Paul Sweeney (Vice Chair) (PS)	Robert Ellis Estate Agents
Martin Paine (MP)	Broxtowe Borough Council
Councillor Richard MacRae (RM)	Broxtowe Borough Council
Councillor John McGrath (JM)	Broxtowe Borough Council
Councillor Sarah Camplin (SCa)	Broxtowe Borough Council
Keith Brown (KB)	Concept Painting Contractors
Elaine Bell (EB)	Sewing Bee
Jan Goold (JG)	Volunteer sector
Ian Hutchinson (IH)	Volunteer sector

OBSERVERS

Tango Chan (TC)	Broxtowe Borough Council
Ryan Vaughan (RV)	Broxtowe Borough Council
Sam Comerie (SC)	Broxtowe Borough Council
Jonathon Little (JL)	Broxtowe Borough Council

APOLOGIES:

Tom Spink (TS)	MyPad
Stuart Baird (SB)	BakerBaird
Sue Paterson (SP)	Voluntary sector
Councillor Stephen Jeremiah (SJ)	Stapleford Town Council
Barbara Demetriou (DB)	Archmedia Accounts
Zulf Darr (ZD)	Broxtowe Borough Council
Juliet Campbell (JC)	Member of Parliament for Broxtowe

	ACTION
<u>Welcome and Introductions</u> (Chair)	
<u>Apologies of absence</u> (Chair)	
<u>Agree Minutes of previous Meeting</u> (Chair)	
Agreed	
<u>Procedures</u> (Chair) – a) declarations of interest, b) membership, c) code of conduct	PS
SC explains the requirements for NCC representatives on the board and the recommendation of the NCC Cabinet member for economic development joining the board. JM raised that James Walker-Gurley, could be addition to the board to assist with the progression of particular elements, that involve NCC.	

	ACTION
JL suggests that the board can invite him to next board and then gauge his interest in attending future meetings. Decision/Action: Invite Cllr James Walker-Gurley to the next Executive Board meeting to confirm interested in attending meetings in future.	
<u>Programme issues (Risks/Budget/Timelines)</u> <u>Risks</u> SC confirms that the programme is extended to March 2028, and that current risk is managing the projects ensuring they are completed to that timeline and programme budget. Overall risks remain the same as they have been, with inflation, increase building costs, weather. SC reviews overall breakdown of the budget with the current spend, taking the priority one projects that leaves roughly £660k unallocated within the programme. SC the remaining budget would be designated as, part of contingency for the main projects and priority one project as agreed. After that they can be designated to priority two projects. Ahead of the board a list of Priority two projects and rankings were provided by board members. JM explains that the Football Foundation had the provision for the pavilion for women's football which is struggling to reach targets, a facility for both bowls and the women's game is a priority. The board should be concerned that the funding for Hickings lane is that we need to keep up the progress with support for women's and that a foundational asset such as changing facility would help keep this funding support. SC confirmed that this option was strong in rankings from the board members who submitted responses. JL added that it is clear that a provision is needed for this and so it is something we should consider. JM further mentions that Steven Gerrard Academy (SGA) are looking at starting the first female SGA sessions in Stapleford so this provision will strengthen that arrangement to have it in Stapleford. RM mentions that's shame that bowls were not willing to join up along with the Pavilion. However, there is a lot of other projects that this would help. RM continues to talk about the provision for MUGA, suggesting a tarmac metal fenced MUGA on Ilkeston Road. This would be good for the area which is the 2nd highest deprived area in Broxtowe. There is a great need for a MUGA that is free to use in the area which would be very interested.	SC

	ACTION
RM added that all these projects are very important but it's important however providing a free provision in the area should be seen as a high priority. IJ expresses preference for Bramcote Hills Café, as it is part of Stapleford, most users are from Stapleford and the need for toilet on site is critical and been missing on the site for years. JM responds that the quote provided to cabinet suggested a substantial sum would be needed to support this, it might not be worth it for the value for the other projects on this list should take priority. RM agrees the need for café/toilets on Bramcote but not with STD funds, it should go towards projects in the Stapleford area as that's what the fund is for. Furthermore, Foxwood school, are looking at a community café/kitchen and a café in Bramcote would be detrimental to both. RM continues stating that supporting the Old rock is not fair so the board should not do it, other business have been trying for years and they've left that in disrepair, I think that it's looking better to our intervention, but they should not get any more funds. SCa explains that her top priority is for extra parking and any improvements to the junction near Hickings Lane. Furthermore, agreement with RM on his points as the funding should stay in Stapleford instead of Bramcote Hills. JL explains that the council has voted to allocated for £100k to Bramcote hills café, with aim to attract more funding such as from STD but also other avenues. PS suggests that the idea is that we spend money now and used as seed money for it and then it would come back to Stapleford projects. JL points out that it was discussed at a GMT meeting and a scaled back option, looked at delivering a toilet and then have canopy as part of the works instead of a full café block to descale the project and reduce the cost. RM commits to the point that this should be spent in Stapleford. MP explains that Bramcote hills park could be a means for making sure that all the funds are spent by March 2028, the feasibility suggested £1.2m is too high, alternative option that JL has suggested would be best. JG states that she is all in favour for Bramcote hills café, it's not just for Stapleford its for kids in the area. I agree with supporting Bramcote, its been on the agenda for a long time, a lot of people would benefit. RM reiterates his position that that STD is a separate entity it should not benefit the council should benefit the board and people of Stapleford. I think funding for Bramcote café should be found elsewhere. JM mentions that the board should prioritise Stapleford projects and get better review of Bramcote hill café to understand options for this.	

	ACTION
JL responds that Council can look at spending council funds initially and then come back to the board to seek funding support. RM makes the suggest contacting the headmaster of Foxwood school and get the plans to ensure that anything with regard to Bramcote Hills café does not contradict their plans. JL responds saying that's good idea this is actions for JL to do as soon as possible. JM raises the point that there is also the case of section 106 from neighbouring sites as option for funding going forward. SC reviews discussion stating the board has got proposals to move forward with four projects and hold on the Bramcote Hills café until later board meeting where a formal proposal is brought by the council. RM questions if the day Pencil works open will the public toilets be open. SC responds stating that it won't be open at the same time. RM it was agreed that there would be toilets on the site and should be. Decision/Action: Council to come back to Board with more formal plans of Bramcote Hills Café proposal, to then discuss potential for funding. Decision/Action: JL to contact Foxwood school headmaster regarding their plans. Decision/Action: Progressing with four main projects as part of priority two rankings.	
<u>Communications and Publicity Update</u> SC updated that Bakerbaird is working on the on the communications for the programme, including the social media platforms alongside Broxtowe. RM mentions the path resurfacing for Hickings lane is it possible to get some clarity on this and get the comms for this. SC we can say it is happening currently looking to happen in next financial year, further update to be provided later. JM reaffirms that it is agreed that it is in the budget as of yet, awaiting formal Section 106 confirmation. Action: BakerBaird to coordinate with Broxtowe and parks teams for path updates.	SC

	ACTION
<u>Community Pavilion</u> <u>Main build/AGP</u> SC reviews that there is still a long list of snagging items with pavilion and AGP. <u>Padel Courts</u> SC explains that padel court planning application for lighting going to October Committee, with further planning application for the canopy been submitted. <u>Community Garden and Landscaping</u> SC outlines that awaiting funding outcome from reaching communities which will determine the community garden. <u>Football Foundation & Operational Arrangements</u> SC reviews that football steering group meetings still going ahead with updates on pricing updates and pitch use, as well means to expand the women's game. <u>Cricket Pitch</u> SC mentions that progress with cricket pitch has moved on well however, issue with regard to the wicket, which has sunk as part of the warm weather over the construction. Contractors are looking at fixing this as soon as possible. Options regarding getting extra funding for cricket nets is being explored. <u>Cricket pavilion</u> SC explains the progress for the cricket pavilion is at planning application stage, delays regarding coal mining and flood risk assessments are being resolved. <u>Trowell Cabin</u> SC states that for a minimal fund, the council has supported the nearby Trowell Football Club has replaced its cabin. This was working with the football club who issued match funding. JM mentions that working with the cricket club we've had in the past bad press with this is positive news and looking up for the future. So, it would also been good to programme good news stories.	
<u>Pencil Works</u> <u>Main Build (including car park)</u>	

	ACTION
SC updates on the detailed progress of the construction of the Pencil Works enterprise hub since last meeting progress is going well and final elements of external works, snagging and landscaping works is underway however, delays have occurred due to extreme hot weather has set the programme back, expected handover of the building in early November. SC reviews the requirement for a decision based around opening the car park on Victoria Street. JM states that any parking is win and is very supportive of it and if it's possible to get any communications about it should be done quickly. SC explained the stages of work that is required through the appointment of the building operator, occupation of the building and further works needed for the car park. SCa questions if the agreement with the conservative club had been signed. JL responds that they are required to take it to their office based in London and confirming the detail within the agreements. Decision/Action: Resolve that the Victoria Street, car park to remain as a public car park instead of becoming a privately managed car park as part of the Pencil Works development. - Agreed SC explains the requirement for a with decision on the VAT opt in for tax for the operational management of the whole building. PS mentions that VAT for small units, it's critical to smaller business, it puts a potential drain on the tenant. It would also depend on the operator. SC explains that the smaller units have been designed for those smaller start-up businesses. IJ questions if would opting in for just the operator. MP explains that it in general for we should opt in. Decision/Action: To Approve the opt in VAT tax treatment for the Pencil Works building. - Agreed SC continues to explain that overall building working close to handover now one month away and that the Council have been approached by local artist about the drawings of the potential of the inside of the build, there is option for a workshop. JM states it would be good to allow her to do workshop to help her career and well be benefit for the building. PS mentions that the whole idea of makers space is for those kinds of workshops so very good idea.	

	ACTION
RM affirms that this is brilliant idea, getting people involved gives them some ownership, if people have some connection to it would be great, workshop is 100% board should do. Decision/Action: Discussion on the artwork for the internal areas of the building – Agreed Action: Organise Workshop with artist for the Pencil Works. <u>Operational management</u> SC mentions that with regard to operator the tendering process, Council have had some really good bids, next stage is interviews and dialogue. This should be completed end of November. JM thanks the team for this project, in general people not aware of how much work. SC mentions that credit largely goes to Liz who worked on this. <u>Conservative Club Carpark</u> JL mentions that this was brought up earlier and that Council waiting for response from Con Club for final agreement. <u>Social Value</u> RM states that GEDA have done great and turned up to jobs fair, and in general GEDA have been help supporting local business just being around. It's shame that regular people who see this. Please send the boards thank you to GEDA and choosing to Stapleford and to support them. When a company goes out their way time, its great and to give it's been fantastic. JL agrees they could of paid lip service to what they were contractually committed but they've got out their way.	
<u>Active Travel</u> <u>Albany School and associated works</u> SC reviews that Albany school crossing is is now completed, final elements of snagging regarding drainage. RM mentions that this is great it going to save lives, and it's a great work, residents wanted a crossing on this road forever. JM adds that it's a pity that it took so long, and it's about pushing County about other sites such as Hickings Lane. <u>Cycle Hub</u>	

	ACTION
SC refers to circulated updated report for the RideWise Hub, activity has dropped off. SC asks the Board to hear the views about their provision. The up-and-coming sessions only funded by passed on by GEDA. RM mentions they've been part of the community; everyone knows them. Local residents do dump bikes there, maybe a sign that suggests that if they're not there then they should not dump their bike. Is it possible for them to get a storage for bikes. It would help them save money from not having to bring bikes to them. JL responds that Council will look into this as an option. SC mentions that it's always an issue with space and funding for this. Council will explore it as an option. Discussion of the RideWise services and ongoing provision. Agreed to provide update at next Executive Board meeting. Action: Investigate solution for the bike dumping on the site. <u>Pastures Road Recreation Ground Improvements</u> <u>Skate Park</u> SC explains that Skate Nottingham are looking for further match funding to support further sessions next year. The circulated report highlights the numbers of sessions run and turnout and engagement. SCa declares that they've got conflict of interest they're working with Skate Nottingham as part of the Funday. RM questions outstanding issues with regard to bleed kits for the Site, and the possibility of getting them on the pavilion next to the Skate Park. Seeking approval for potential match funding to support session next year by Skate Nottingham. Decision: Board happy to support subject to the match funding required. <u>Path Improvements</u> SC updated that the works are nearing completion.	(RV)
<u>Street Improvement Scheme</u> <u>Walter Parker VC Memorial Square</u> SC reviews the status of the project and how Council are working on getting feedback on owners of the memorials and benches. RM responds saying that he can provide those details. SC explains that the public consultation is going well, some negative comments online, we've got programmed public consultations coming up.	RV

	ACTION
SC reviews the options and how they may change due to the requirements for a ramps and access to Conservative club. There are provisions for tree pit, flagpole. Considerations regarding the bus stop and reducing it down and moving it. At current option three is least favoured from the online surveys. RM mentions that there are lot of comments on social media, but they won't turn up to meetings, everyone gets the same opportunity to comment. People online won't get involved. It would be nice to see some positivity. JM states that whatever design is pick they will still complain, as long it enhances the Pencil works and enables the site to better function, its going to be a positive for everyone in Stapleford.	
<u>High Street Rental Auctions</u> JL reviews that Council are finishing the works on Old Rock with the auction that went ahead had 2 bidders one wanted to break the terms of the agreement government set out so Council have to go out again. PS asks where this was advertised. JL explains that it was advertised on Broxtowe internal website. PS asks if he could help advertise it through Rightmove it's important to promote this to the world. JL explains that leases are not common about advertising however it would be good to work with PS on this outside the meeting. RM mentions it's quite impressive how much the site has improved. JL responds stating that even if It doesn't get a tenant the building looks good. JL move on to discuss to 6-8 Derby Road, the Council had supported them, but they're having issues funding and has requested supported, there is option to give grant on a repayable issue with some restrictions, there is also realising their remaining amount of the grant. RM asks if it have caveat that they fix the fire escape before grant issue also include a check on his books. JL responds stating that Council will request a check of their books before. PS affirms that he would recommend check before issue funding Decision: Grant funding to 6-8 Derby Road subject satisfactory due diligence.	JL

	ACTION
<u>AOB</u> RM refers back to earlier point stating the headmaster is James Hutchinson at Foxwood school.	
<u>Date of next meetings</u> (Chair) The following meeting has been scheduled in the Council Chamber, Beeston Offices unless otherwise advised. Friday 11th December 2026 10:00am - Agreed	