

Shipley Towns Fund Board Meeting

Monday 26th January 2026

10.00 – 12.00pm

Shipley Sustainable Community Hub, 39A Kirkgate, Shipley, BD18 3EH



Image: Shipley Market Square (September 2025)

Agenda

No	Item	Owner	Time	Paper
1	Welcome and apologies	Chair	10.00	
2	Meeting format and conduct	Chair	10.10	
3	Declaration of Interests	Chair	10.15	Item 1
4	Correspondence log	Chair	10.20	Item 2
5	Minutes of the last meeting and matters arising	Chair	10.25	Item 3
Highlight Report				
6	Governance & Decision-making	Matthew Cooper	10.30	
7	Shipley Midpoint Review	Gary Devlin	10.45	
8	Project Updates	CBMDC Officers	11.00	
9	Financial Updates	CMBDC Officers	11.30	
10	Outputs & Outcomes	CBMDC Officers	11.40	
11	Board Forward Planner	All	11.45	
12	AOB	All	12.00	
13	Date & time of the next meeting	All	-	
14	Background Documents	All	-	

List of Board Members / Roles:

Name	Organisation	Role
Gill Thornton	Better Start Bradford	Chair
Si Cunningham	Bradford Civic Society	Vice-Chair
Cllr Alex Ross-Shaw	Bradford Council	Portfolio Holder – Regeneration, Planning & Transport
Anna Dixon MP	Member of Parliament	Board Member
Cllr Anna Watson	Shipley Town Council	Board Member
Dom Pix	Technair	Board Member
James Skirrow	Carter Towler	Board Member
Helen Horsman	The Cellar Trust	Board Member
John Henkel	The Old School Building Company Ltd	Board Member
Diana Bird	Shipley College	Board Member
Adam Sutcliffe	Entrepreneur	Board Member
Nicola Murray	Kynd, Co-chair South Square	Board Member
Scot Flight	Cox and Flight Financial Solutions	Board Member
Alec Porter	Shipley Resident	Board Member
Adam Beddall	Turner & Townsend	Board Member

List of Invited Attendees:

Richard Hollinson	CBMDC
Matthew Cooper	CBMDC
Adam Brannen	CBMDC
Rav Panesar	CBMDC
Jane Hargreaves	CBMDC
Samina Khan	CBMDC
Simon Woodhurst	CBMDC
Dave Partridge	CBMDC
James Crawley	CBMDC
Richard Thorpe	MHCLG
Arron Tyndall	WYCA
Heather Waddington	WYCA
Jenifer Ward	DWP
Joe Ashton (Observer)	Shipley Town Council

1. Welcome and apologies

1.1 Chair's welcome

2. Board meeting format and conduct

2.1. Chair to outline the format of the board meeting and how it will be conducted. The agenda and timings are to be followed by the Chair, who will invite comments, questions and discussion once each agenda item has been presented.

3. Declaration of interests

3.1. Board members to declare any interests of relevance to the meeting agenda for documenting on the register.

4. Correspondence log

4.1. Board members and Council officers to declare any correspondence of relevance to the meeting agenda for documenting on the register.

5. Minutes of the last meeting and matters arising

5.1. Minutes have been circulated to members and published in advance for comment. Board members are asked to agree the minutes of the Shipley Towns Fund Board meeting.

6. Highlight Report

6.1. The Shipley Towns Fund Regeneration Manager and the nominated Council officer project leads for each Shipley Towns Fund project to attend and present key updates on project progress, risks and issues.

7. Any Other Business

8. Date and time of the next meeting:

8.1. TBC.

List of Shipley Towns Fund Board Papers

Item 1: Declaration of Interests Register

Item 2: Correspondence Log

Item 3: Board Meeting Minutes of the 10th November 2025

Item 4: Highlight Report

3. Shipley Towns Fund Board
Item 1 - Declaration of Interest Register

Board Member	Job Title	Disclosed interested when becoming a board member	Disclosable pecuniary interest (employment, sponsorship, undischarged contracts, beneficial interests in land, licence to occupy land, corporate tenancies, beneficial interest in securities)	Other registerable interest (membership or position in which appointed or nominated by Council, any body exercising functions of a public nature or directed to charitable purposes, including the influence of public opinion or policy, any person from whom have received a gift or hospitality)	Non-registerable interest (affecting the wellbeing of member directly, family, friend or close associate more than the wellbeing of those in local area generally)	Date of meeting declaration of interest received	Action taken
Gill Thornton	Director – Better Start Bradford	Married to Councilor Ralph Berry – Cllr for Wibsey Ward	Director of Better Start Bradford	Member of the Shipley Labour Party and the Co-op Party Member of the National Trust, Woodland Trust, Canals and Rivers Trust, Rotary Club	None	27/03/25	Listed on the register
Si Cunningham	Chair – Bradford Civic Society	Previously District Councillor (retired 2024)	MP staff – House of Commons / Office of Katie White MP	Labour Party Unison Trade Union Bradford Civic Society Bradford Irish Society	None	01/04/25	Listed on the register
Adam Beddall	Project Manager – Turner & Townsend	No	Project Manager at Turner & Townsend	TMA Kickboxing Academy – Huddersfield IHEEM – Institute of Healthcare Engineering & Estate Management IOP – Institute of Physics	None	31/03/25	Listed on the register
Cllr Alex Ross-Shaw	Portfolio Holder – Regeneration, Planning & Transport	No	No	Shipley Labour Party Shipley Glen Tramway Friends of Northcliffe Park Wrose Parish Council (Chair)	None	24/11/20	Listed on the register
Diana Bird	Principal & CEO, Shipley College (Director, Shipley College Developments Limited – for Towns Fund use)	Partner organization in Project C	The College owns the freehold to the Mill Building and the Jonathon Silver Building in Saltaire. The College rents the Exhibition Building, Salt Building and parts of the Victoria Hall from the Salt Foundation	Manchester Unity of Oddfellows. Partner is a trustee of Saltaire Inspired	None	10/07/23	Listed on the register
Dominic Pix	Managing Director, Technair Group Ltd	No	Technair Group / Univer Manufacturing Co. Limited owns the factory in Saltaire Road, BD18 3HL	None	None	08/12/20	Listed on the register
Helen Horsman	Director of Business & Central Services	Partner organization in Project F	No	None	None	07/03/24	Listed on the register
Ian Durham	Director of Physical Resources, Shipley College	Partner organization in Project C	Long Lease: for Salt Building, Victoria St, Saltaire and Exhibition Building, Exhibition Road, Saltaire. Short Lease: Victoria Hall Basement, Freehold: Mill Building, Victoria Road, Saltaire	None	None	23/09/20	Listed on the register
James Skirrow	Carter Towler Ltd, Novus (Leeds) Ltd	No	No	None	None	22/12/20	Listed on the register
John Henkel	Old School Building Company Ltd	Partner Organisation in Project H	No	Kirkgate Community Centre, Old School Building Company, Unity Federation (Sandy Lane and Steeton Primary Schools), Bradford Metropolitan Food Bank, Saltaire Community Festival, YoGift, Friends of Bradford Resource Centre, Intrepid Trips Cycle Touring Club	None	19/08/24	Listed on the register

Anna Dixon MP	Member of Parliament	No	Listed on the public register	None	None	19/08/24	Listed on the register
Adam Sutcliffe	Director, Mental IDE Limited	No	Amutri Limited – Director Mental IDE Limited – Director Orbel Health Limited – Director University of Arts London (UAL) – Visiting Lecturer British Army – Lance Sergeant	None	None	29/04/24	Listed on the register
Alec Porter	Shipley Resident	No	iMPOWER Associate	Board Member – Bradford Age UK Shipley in Bloom Association Member Daughter works at The Cellar Trust	None	25/04/24	Listed on the register
Nicola Murray	Director of Kynd	No	Co-Chair of South Square Centre	None	None	25/04/24	Listed on the register
Scot Flight	Director of Cox & Flight Financial Solutions Ltd	No	1A Town Gate, Guiseley Leeds, LS20 9BJ	Cox and Flight Financial Solutions Ltd, Ornella's Estates Ltd, McCluskey Whatley Ltd	None	09/09/25	Listed on the register
Cllr Anna Watson	District Councilor - Shipley	No	Director of Policy and Advocacy – CHEM Trust Academic Researcher – University of Manchester	Green Party England and Wales, Association of Green Cllrs, Shipley Town Council, Friends of Northcliffe Park, Amnesty International UK, War on Want, Water Aid, Saltaire Striders (running club), Bradford and Shipley Travel Alliance (community group) Coop Supermarket member. Partner – Baildon Cricket Club, Coop supermarket member	None	15/09/25	Listed on the register

**4. Shipley Towns Fund Board
Item 2 - Correspondence Log**

Detail of Request	Sender	Response owner	Date of enquiry	Response issue date	Status
Request from MP constituent on the slow progress being made on the development at the former HMRC Office at Riverside Estate, Shipley.	Anna Dixon MP	Artisan Real Estate / Council Officers	12/12/2025	Response from Artisan Real Estate providing update to MP and Council (19/01/26)	Complete
Dished channel works request to check if works had started and whether an accessibility audit had taken place	Anna Dixon MP	Council Officers	10/12/2025	11/12/2025 & 16/12/25 indicating the PHAF group (Planning, Highways and Access Forum) involved in design.	Complete
Town Centre Clock update from constituents	Anna Dixon MP	Council Officers	10/12/2025	17/12/25 Indicating council is exploring use of Towns Fund but discussions are ongoing / confidential.	Complete
Back Dale Street Issues related to anti-social behaviour, drug dealing and drug use and any measures in place to tackle these issues	Anna Dixon MP	Council Officers	09/12/2025	18/12/25 Response issued regarding shop front scheme and installation of new column (costs being investigated)	Complete
Request from resident requesting the Chair of the Board suspend the proposed building of the Community, Arts, Heritage & Future Tech Hub	Gillian Hickey	Shipley Towns Fund Board	19/08/24	16/09/24	Complete
Request from Sir Philip Davies to involve the RNIB team to ensure it is accessible as possible for people with sight loss.	Sir Philip Davies	Council Officers / Contractor	26/06/24	28/06/24	Complete
Request from Peter Gilligan from John F Hunt Regeneration Ltd expressing an interest in demolition works for the Shipley DIF	Peter Gilligan—John F Hunt Regeneration Ltd	Council Officers	10/04/24	16/04/24	Complete
Request from constituent to Philip Davies MP regarding the market square scheme.	Constituent sent request to MP	Council Officers	23/02/24	TBC	Complete
Request from constituent to Philip Davies MP regarding ownership of the clock and responsibility for fixing it.	Constituent sent request to MP	Council Officers	20/02/24	26/02/24	Complete
"How are Towns Fund Board ensuring that performance against sustainability related KPIs is improved as a result of the investment, both at a <u>project</u> and <u>programme</u> level?" This includes indicators related to carbon reduction, active travel, land rehabilitation, environmental enhancement and biodiversity creation. [Appendix 2]	Jody Harris (Environmental, sustainability consultant)	Shipley Towns Fund Board	08/11/23	TBC	Complete
Further information regarding the CCTV coverage as part of the Market Square Scheme, including provision of unobstructed views of the Card Factory Shop.	Philip Davies MP / Cllr Allison Coates	Council Officers	21/11/23	11/12/23	Complete
Philip Davies MP Letter to Kersten England regarding Project A—Development Investment Fund and Project B—Town Centre Investment & Infrastructure.	Philip Davies MP	KE / SH	12/06/23	16/06/23	Complete
Shipley Town Council Letter requesting further information on Project A—Development Investment Fund, Project B—Town Centre Investment & Infrastructure and Project D—Capital Assistance to Business Growth, plus recommendations.	Shipley Town Council Chair of Shipley Town Council—Barry Cooper	KE / SH	20/06/23	19/07/23	Complete
Is there an overarching sustainability framework for the Shipley Town Fund or any sustainability outcomes to ensure they are adequately addressed.	Jody Harris (Environmental, sustainability consultant)	AH / RP	22/06/23	28/06/23	Complete

Farfield Nursery in Shipley is closing in July. Lease was not renewed as the site is being redeveloped for a Health & Wellbeing Centre. Was there council oversight of this and/or is there anything that can be done?	Sent to Cllr Susan Hinchcliffe	The Cellar Trust / Council Officers	15/05/23	08/06/23	AB to update Board (AOB)
Farfield nursery in Shipley is going to close in July. The reason being the lease of the building is ending and is going to open as part of the governments town fund initiative. How can it be acceptable to close such a well-loved and used nursery?	Sent to Philip Davies	The Cellar Trust / Council Officers / MP	16/05/23	08/06/23	AB to update Board (AOB)
A request to provide more information about the DIF with regards to the Clock Tower. The owners wanted to know if their building was still an option to be considered.	James Skirrow	Simon Woodhurst / Council Officers	23/05/23	08/06/23	RP to update Board

5. Shipley Towns Fund Board Meeting

Minutes

10th November, 10.00am – 12.00pm

Kirkgate Centre, Shipley, 39A Kirkgate, BD18 3EH

Attendees:

Gill Thornton (Chair), Cllr Alex Ross-Shaw, Adam Beddall. Anna Dixon MP, Dave Partridge, Nicola Murray, Cllr Anna Watson, Diana Bird, Helen Horsman, James Skirrow, Jane Hargreaves, Joe Ashton (observer), Rhona North (observer), James Crawley, John Henkel, Samina Khan, Ravinder Panesar, Scot Flight, Richard Hollinson.

Apologies:

Alec Porter, Si Cunningham (Vice-Chair)

ID	Notes/Actions/ Decisions	Decision	Action Owner	Due Date
1	Welcome and apologies GT welcomed everyone to the Board with apologies noted.			
2-5	2. Meeting Format & Conduction Highlighted in the Board papers. 3. Declaration of Interests None declared 4. Correspondence Log No items. 5. Minutes of the last meeting and matters arising Minutes of the last meeting were approved by the Board with no matters arising.			
6	Highlight Report Governance A governance presentation was shared with the Board, clarifying the decision-making process with the Council. Transparency and engagement with the Towns Fund Board was discussed as an important part of the process.			

ID	Notes/Actions/ Decisions	Decision	Action Owner	Due Date
	<p>Discussion took place around the important role of the Board to provide views and input to inform decisions made by the Council as accountable body for allocation and changes to MHCLG grant funding, and role of the Board in regular review of projects and their alignment against the original vision for the town investment plan. The Board acknowledged the challenges in balancing consultation and decision making in regeneration projects, with many projects in Shipley at the stage of delivery or completed.</p> <p>A further update included the recent changes in the Ministry of Housing, Communities and Local Government (MHCLG) Guidance which have reduced external controls, placing more responsibility on the Council to manage change control related to outputs and funding.</p> <p>The Board requested a mid-term review of the Towns Fund programme which includes addressing the deliverability of the programme and allocation of funding, to ensure it is fully spent by the end of March 2028. Officers to consider scope and timescales.</p>	Mid-term review of the Towns Fund	Council Officers	TBC
7	<p>Forward Planner</p> <p>The Forward Planner was welcomed by the Board, with RP indicating any agenda items to be included from the Board. AB requested that Financial Updates also be provided alongside the Project Updates in January-26.</p>	To include Financial Updates for the next meeting in Jan-26	RP	Jan-26
8	<p>Project A – Development Investment Fund</p> <p>Confidential update provided by DP and SW to the Board. This included a timeline of key milestones as part of the decision-making process.</p>	Continue to provide updates to the Board regarding progress	Council Officers	Jan-26
9	<p>Project C – Community, Art, Heritage & Future Tech Hub</p> <p>RP provided an update, indicating the land disposal process was progressing, with the land advertised as a Public Open Space until 12.00pm 7th November 2025. The decision to dispose of the land may need to be made by the Executive, which will be decided by the Director of Corporate Resources / S151 Officer anticipated in December.</p> <p>A confidential report outlining the updated costs received from the tender was circulated to the Board and discussed at the meeting. Meetings with the College and the Council are in place to continue to progress the scheme, with the outcome of the land disposal central to the next steps.</p> <p>The Board were given an update regarding the request submitted to the Council in the Report.</p>	Land disposal progress to report to the Board	Council Officers	Dec-26

ID	Notes/ Actions / Decisions	Decision	Action Owner	Due Date
10	Project F – Health & Wellbeing Campus [Farfield] Confidential paper circulated to the Board for review. The Board were given an update regarding the request submitted to the Council in the Report.			
11	AOB No other AOB			

6. Governance & Decision Making

- 6.1** The Internal Programme Board, is an advisory group which provides additional internal assurances and support for risks associated with the deliver of the Towns Fund projects, takes place each month. The Board is made up of senior Council staff from Legal, Finance, Procurement, Planning, Regeneration & Economy and Estates. It is chaired by the Assistant Director of Growth (or equivalent). Key project and programme risks are escalated to the Internal Programme Board that can make recommendations on the next steps.
- 6.2** Regular meetings take place between the Programme Managers and relevant Project Leads to manage progress, risk, outputs and financial profiles. This includes internal and externally managed projects. Any reports, requests, financials or risks can be presented to the Council Officers for the Towns Fund to be reviewed by the Internal Programme Board at any time.
- 6.3** In September 2025 the Ministry of Housing, Communities and Local Government (MHCLG) provided notification to local authorities that the Towns Fund and Levelling Up Funds are to be combined into a single funding allocation called the new Local Regeneration Fund. MHCLG has advised the aim is to increase efficiency, effectiveness and accelerate project delivery as well as improve value for money.

Organisation / Group	Role	Key Responsibilities
Executive – CBMDC	Approval to deliver the Towns Fund programmes.	<ul style="list-style-type: none"> Approval in 2021 to take forward the Towns Fund programmes, and for specific delegation to the Strategic Director of Corporate Resources – S151 Officer and Director of Legal and Governance for signing off on programmes.
Strategic Director of Corporate Resources / S151 Officer – CBMDC	Administration of the Council's financial functions	<ul style="list-style-type: none"> Ensure funds are administered in line with the Nolan Principles and Managing Public Money.
Strategic Director of Growth	Chief Officer responsible for the delivery of key regeneration programmes and projects	<ul style="list-style-type: none"> Provides oversight, accountability and responsibility for the delivery of key regeneration projects in Shipley.
Portfolio Holder – Regeneration, Planning & Transport – CBMDC	Political and strategic oversight for CBMDC	<ul style="list-style-type: none"> Lead Portfolio Holder providing oversight, direction and support in the development and oversight of the Towns Fund programmes.
Towns Fund Board	Public, private & voluntary sector Board	<ul style="list-style-type: none"> Advisory Board that is responsible for overseeing the delivery of the Town Investment Plan. Undertakes duties and responsibilities in line with the agreed Terms of Reference.
Internal Programme Board – CBMDC	Advisory body for the delivery of the Towns Fund Programmes.	<ul style="list-style-type: none"> Advisory group chaired by the Assistant Director of Growth (or equivalent) to provide strategic leadership, oversight and scrutiny of the Towns Fund Programmes. Oversee the financial, risks and progress of the Towns Fund and other associated regeneration programmes. Provide guidance, support and oversight of the Towns Fund and other associated regeneration programmes.

- 6.4** Under the new arrangements, MHCLG no longer needs to approve project changes, with decisions for changes delegated to local authorities. MHCLG is now to be advised of project changes in the combined monitoring return and in conversations with MHCLG between formal reporting periods. MHCLG will continue to seek assurances from the Council's S151 Officer on Value for Money (VFM) of the projects which receive funding as well as ensuring all project assurance processes are in place. Confirmation was also received that all funding needs to be spent by the end of March 2028, with monitoring continuing for a further 3 years post closure to 31st March 2031.
- 6.5** Under the previous guidance issued by MHCLG, Project Adjustment Requests (PAR's), where a change of outputs / funding or other is required the following applied:
- **Delegated PAR**
Delegated PAR signed off by the Towns Fund Chair and Council's S151 Officer. MHCLG would then be informed of the change and adjustment to the project.
 - **Standard PAR**
A Standard PAR would need to be signed off by the Towns Fund Chair and Council's S151 Officer. The PAR would then need to be sent to MHCLG for approval, with an outcome provided within 20 working days of submission.
- 6.6** As MHCLG will continue to seek assurances from the Council's S151 Officer on VFM, alongside assurances on project delivery, the Council will complete a Delegated PAR as part of any change control requirements related to the Towns Fund. Therefore, it is important to note that the final decision on funding remains with the Council as the Accountable Body.

7. Midpoint Review

- 7.1** A Midpoint Review [MPR] is underway, assessing the current position of the Shipley Towns Fund Programme against the original plan. A review of the timeline, financial allocations, outcomes and outcomes will be reviewed to ensure that programme funding will be spent by the March 2028 deadline.
- 7.2** This review will also consider good governance practices and in light of recent funding simplification changes, opportunities for refinement of the Terms of Reference of the Towns Fund Board may also be considered. Alongside this, capturing any lessons learned in the management, delivery, governance and communication will help to bring forward recommendations.
- 7.3** A draft report is expected to be ready by the end of February 2026, with a final report expected in March 2026 and will be presented to the Shipley Towns Fund Board.

8. Project Updates – Risk Guidance

RAG (Red, Amber, Green) Guidance					
Delivery	Score	Spend	Score	Risks	Score
Major issues causing significant delays (more than 6 months); processes interrupted or not carried out as planned, or significant changes to project. Likely to under-deliver on outputs	5	A variance of over 50% against profiled financial forecast (total expenditure) or changes to project finances due to poor or delayed delivery.	5	Programme includes projects with significant risks that are both high impact and high likelihood. Risk response not yet planned.	5
Issues arising or causing long delays to the timetable (3 to 6 months) but no significant changes required to overall project. Outputs may still be deliverable but challenging.	4	A variance of between 30 & 50% against profiled financial forecast (total expenditure). Budget changes have been required due to issues with project delivery.	4	Programme includes projects with significant risks that are either high impact or high likelihood. Risk responses planned but not implemented.	4
Issues arising causing some short delays to the timetable (less than 3 months).	3	A variance of between 15 & 30% against profiled financial forecast. Some budget changes have been required.	3	Programme includes projects with some risks that have medium impact and/or medium likelihood. Risk responses planned and implemented.	3
Minor issues have arisen causing only small delays. Project is on track to deliver outputs.	2	A variance of between 5% & 15% . Small re-profiling changes to budget required.	2	Programme includes projects with some risks that have medium impact but low likelihood. Risk responses planned and implemented.	2
No problems. Project is on track to deliver outputs and keeping to schedule	1	A variance of up to 5%. Spend is largely on track with any minor slippage expected to be picked up by the end of next quarter	1	All risk are tolerable with low impact and likelihood and do not require a response	1

8.1. Project Updates – Position up to December 2025:

Project Name	Value	Project Summary	Project Delivery Status	Updates	Delivery	Spend	Risk
A – Development Investment Fund (DIF) (Bradford Council)	£6.7m (capital) £106k (revenue)	Development of industrial units and remediation of brownfield sites.	Ongoing – delayed Completion Date: TBC	<ul style="list-style-type: none"> Preferred option is now at detailed design stage. Further information has been provided at the Board Meetings (in confidence). Rating to be reviewed once further design work has been completed. 	5	5	5
B – Town Centre & Infrastructure Improvements (Bradford Council)	£5.04m (capital)	Investment in Town Centre & Infrastructure Improvements.	Other	<ul style="list-style-type: none"> See individual updates 	3	2	2
C – Community, Art, Heritage & Future Tech Hub (Shipley College)	£5.39m (capital)	Development of a Community, Art, Heritage & Future Tech Hub on the site of the Caroline Street Car Park.	Ongoing – delayed Completion Date: TBC	<ul style="list-style-type: none"> Land disposal was approved by the Executive on 02/12/25, subject to a deliverable project. The Council is working closely with the College to address issues related to costs to ensure this project can be delivered. 	4	4	4
D – Capital Assistance to Business Growth (Bradford Council)	£1.81m (capital) £100k (revenue)	Grant programme for new and existing businesses.	Ongoing – delayed Completion Date: Mar-27	December 2025 <ul style="list-style-type: none"> 44 applications approved with grant commitments at £1.38m from a total pot of £1.81m, of which £407k has been paid. 32 jobs verified plus an additional 2 apprenticeships (34 jobs in total). 	2	2	2
E – Shipley Library Enterprise Hub (Bradford Council)	£80k (capital)	Refurbishment of space to create an Enterprise Hub.	Ongoing – on track Completion Date: Mar-27	<ul style="list-style-type: none"> The team are reviewing resources and in the process of collating outputs for events and working with entrepreneurs to support their growth and capture outputs. 	1	1	1
F – Health, Wellbeing & Community Campus (The Cellar Trust)	£2.9m (capital) £100k (revenue)	Project to refurbish The Cellar Trust building.	Ongoing – on Track Completed	<ul style="list-style-type: none"> Farfield Open Day took place on 04/07/25, with key stakeholders and Board members in attendance. The outdoor areas have been remodelled with seating areas and safe spaces created. The team are now working through the outputs. 	1	1	1
G – Wrose Quarry Wetlands (The Conservation Volunteers)	£70k (capital)	Remediation work of the Wrose Quarry.	Ongoing- on track Completed	<ul style="list-style-type: none"> Most of the works have been completed. And the team are now working on collating data for the remaining outputs and outcomes, with the site now attracting a range of wildlife. 	1	1	1
H – Shipley Sustainable Community Hub (The Old School Building Company Ltd)	£2.51m (capital)	Creation of a sustainable community hub for Shipley.	Ongoing- on track Completed	<ul style="list-style-type: none"> In October 2025, the Kirkgate Centre building was judged the best community building in the region at the Local Authority Building Control Awards. The team are continuing to work with the Council to document the outputs. 	1	1	1

8.2. Town Centre & Infrastructure Improvements

Project Name	Value	Project Summary	Project Delivery Status	Updates	Delivery	Spend	Risk
Market Square Scheme	£3m (capital)	Redevelopment of the Market Square in Shipley.	Ongoing – delayed Completed	<ul style="list-style-type: none"> Market Square Scheme has been completed with a new canopy and rain gardens, with seating installed. Work on Well Croft has also been undertaken, with new sheep sculptures in place that represent the history of the town. 	1	1	1
Canal Road Corridor	£350k (capital)	Naturalising Bradford Beck Scheme to de-culvert a section of Bradford Beck.	Ongoing- delayed Completion Date: TBC	<ul style="list-style-type: none"> Timescales for delivery have yet to be agreed, with proposals for improving the Greenway that connects future sites of the de-culvert being developed. 	4	1	2
Green Gateway Features	£125k (Capital)	Installation of 4 new entrance features at Carnegie Drive, Poplar Road, Valley Road and Briggate	Ongoing – delayed Completion Date: Mar-26	<ul style="list-style-type: none"> Aim to create an attractive entrance that creates a linear park feel to the space and blocks unwanted vehicular access. General arrangement plan prepared on CAD (design stage) 	3	2	2
Greenway Lighting	£200k (capital)	Installation of lighting to the length of the Greenway between Leeds Road and Poplar Road.	Ongoing- on track Completion Date: Mar-26	<ul style="list-style-type: none"> General arrangement plans being prepared on CAD (design stage) 	3	2	2
Active Travel Schemes	£1.32m (capital)	Schemes designed to promote active travel and sustainable travel.	Ongoing – Delayed Completion Date: Mar-27	<ul style="list-style-type: none"> Victoria Park footway, West Royd Avenue and Wrose Brow Road footway improvements completed. Other improvement works at general design / consultation stage. 	3	2	2
Real Time Bus Information Service	£40k (capital)	Bus information at 7 sites.	Completed	<ul style="list-style-type: none"> 7 sites completed by WYCA (West Yorkshire Combined Authority). Bingley Road, Grosvenor Road (Shipley); Bradford Road, Ashfield Avenue (Frizinghall); Bradford Road, Norwood Terrace (Shipley); Bingley Road, Dallam Road (Saltaire); Bingley Road, Ferncliffe Road (Saltaire); Bingley Road, Victoria Park (Shipley); Oatley Road, Green Lane (Baildon). 	1	1	1
Public Toilets	£330k (capital)	Public toilets for the Market Square in Shipley.	Ongoing- delayed Completion Date: Dec-25	<ul style="list-style-type: none"> Market Square Toilets were completed on 19/12/25, with the handover process to Shipley Town Council being finalized. Expected opening will be in late Jan / early Feb-26 and will be determined by Shipley Town Council. 	1	3	2

9. Financial Update

Capital Project Name	Total Project Funding £'000	Total Approvals to date (30/09/25) £'000	Remaining Project Funding £'000
Development Investment Fund (Bradford Council)	6,694 (cap) 106 (rev)	85 (cap) 0 (rev)	6,609 (cap) 106 (rev)
Town Centre & Infrastructure Improvements (Bradford Council)	5,040 (cap)	2,475 (cap)	2,565 (cap)
Community, Art, Heritage & Future Tech Hub (Shipley College)	5,390 (cap)	720 (cap)	4,670 (cap)
Capital Assistance to Business Growth (Bradford Council)	1,810 (cap) 100 (rev)	425 (cap) 50 (rev)	1,385 (cap) 50 (rev)
Shipley Library Enterprise Hub (Bradford Council)	80 (cap)	58 (cap)	22 (cap)
Health, Wellbeing & Community Campus (The Cellar Trust)	2,900 (cap) 100 (rev)	2,900 (cap) 100 (rev)	0 (cap) 0 (rev)
Wrose Quarry Wetlands (The Conservation Volunteers)	70 (cap)	70 (cap)	0 (cap)
Shipley Sustainable Community Hub (The Old School Building Company)	2,510 (cap)	2,510 (cap)	0 (cap)
Totals:	24,600 (cap) 306 (rev)	9,255 (cap) 150 (rev)	15,345 (cap) 156 (rev)

(cap) capital
(rev) revenue

10. Outputs & Outcomes

Project Name	Key Target Outputs / Outcomes*	Unit	Target	Achieved	Risk Status
A – Development Investment Fund	£ spent directly on project delivery (either local authority or implementation partners)	£'000	1,500		
	£ co-funding spent on project delivery (private and public)	£'000	65,300		
	# of temporary jobs supported during project implementation	Number	355		
	# of full-time equivalent (FTE) permanent jobs created through the project	Number	400		
	Amount of floorspace delivered / repurposed	m2	34,400		
	# of residential units provided	Number	116		
B – Town Centre & Infrastructure Improvements	£ co-funding committed (private and public)	£'000	4,530	1,000	2
	# of temporary FT jobs supported during project implementation	Number	75	71	2
	Amount of public realm improved	m2	15,200	5,912	2
	# of improved public transport routes	Number	4	17	1
	Total length of new cycle ways or pedestrian	Km	2.5	2	1
	Number of public amenities / facilities created	Number	4	1	2
	Automatic / manual counts of pedestrians / cyclists	Number			
C – Community, Art, Heritage & Future Tech Hub	# of temporary FT jobs supported during project implementation	Number	50		
	Co-funding committed (private and public)	£'000	711		
	# of full-time equivalent (FTE) permanent jobs created through the projects	Number	7		
	# of full-time equivalent (FTE) permanent jobs safeguarded through the projects	Number	200		
	Amount of improved cultural facilities (heritage)	m2	120		
	Amount of improved cultural facilities (classrooms)	m2	670		
	Amount of capacity of new or improved training or education facilities	FTE	680		
	Amount of public realm improvements (toilets)	m2	60		
	Amount of public realm improved – Urban Regeneration	m2	1,600		
	Number of new community/sports centres	Number	1		
	Number of visitors to arts, cultural and heritage events and venues	Number	8,800		
D – Capital Assistance to Business Growth	Co-funding private (millions)	£'000	4,000	1,491	1
	# of full-time equivalent (FTE) permanent jobs created through the projects	Number	45	30	2
	# enterprises receiving grants	Number	63	39	3
E – Shipley Library Enterprise Hub	Amount of floorspace repurposed	m2	50	50	1
	Availability of new specialist equipment – 2 new PC's	Number	2	2	1
	Increase in the amount of shared workspace or innovation facilities - 2 communal desks, 10 chairs	Number	12	12	1
	# of enterprises receiving non-financial support	Number	25	2	3
	# of learners enrolled in new education and training courses	Number	150	15	3

Project Name	Key Target Outputs / Outcomes*	Unit of measurement	Target	Achieved	Risk Status
F – Health, Wellbeing & Community Campus	# of temporary FT jobs supported during project implementation	Number	25	42	1
	# of full-time equivalent (FTE) permanent jobs created through the projects	Number	2	2	1
	Amount of floorspace repurposed	m2	1,073	1,073	1
	Amount of new parks/ greenspace/outdoor space	m2	1,200	1,200	1
	# of enterprises receiving non-financial support	Number	8	1	1
	Number of public amenities/facilities created	Number	11	11	1
	Amount of capacity of new or improved training or education facilities	Number	1,500	In progress	
G – Wrose Quarry Wetlands	Total length of newly built roads	Km	0.3	0.4	1
	Amount of public realm improved – Site 1 and Site 2	m2	20,250	20,350	1
	Amount of rehabilitated land	m2	12,000	12,000	1
	Amount of capacity of new or improved training or education facilities	Number	27	27	1
	Number of visitors to arts, cultural and heritage events and venues	Number	750	1,000	1
	Number of public amenities / facilities created	Number	6	6	1
	# of potential entrepreneurs assisted to be enterprise ready	Number	2	2	1
	Increased benefit for the public – members engaged	Number	50	50	1
H – Shipley Sustainable Community Hub	Improved perceptions of the place by residents/businesses/visitors	%	0	91%	1
	# of temporary FT jobs supported during project implementation	Number	20	39	1
	Arts, culture and heritage – upgraded and protected community hub	m2	800	904.55	1
	Number of visitors to arts, cultural and heritage events and venues – 3,400 per year	Number	6,800	In progress	
	Carbon reduction – kg per annum with high standard of insulation and use of solar panels and electric heating	Tonnes	12,000	12,000	1

*This is a summary of the key outputs and outcomes and is not a definitive list of all that have been agreed with MHCLG

11. Board Forward Planner 2025-26 / 2026-27

Agenda Item / Issue	Lead	Jan-26	Mar-26	Jun-26	Sept-26
Welcome and apologies	Chair	x	x	x	x
Meeting format and conduct	Chair	x	x	x	x
Declaration of Interests	Board Members	x	x	x	x
Correspondence Log	Board Members	x	x	x	x
Minutes of the last meeting and matters arising	Chair / Board Members / CBMDC	x	x	x	x
Highlight Report					
Governance	CBMDC	x	x	x	x
Shipley Midpoint Review	CBMDC	x		x	
Project & Financial Updates	CBMDC	x	x	x	x
Outputs and Outcomes	CBMDC		x		x
Marketing Update	CBMDC		x		x
Shipley Development Framework (Beyond 2028)	Board Members		x		x
AOB	Board Members	x	x	x	x

12. AOB

13. Date and time of the next meeting:

13.1. March 2026 [Location, Date & Time TBC]

14. Background Documents

14.1 MHCLG Government Missions

Mission 1: Kickstart Economic Growth

Objective: Stimulate long term, inclusive economic growth by enhancing business infrastructure and supporting regional productivity

Mission 2: Make Britain a Clean Energy Superpower

Objective: Support the UK's transition to net zero through green infrastructure, energy efficiency buildings, and sustainable transport.

Mission 3: Take Back Our Streets

Objective: Enhance public safety and community cohesion through urban regeneration, better designed public spaces, and infrastructure improvements.

Mission 4: Break Down Barriers to Opportunity

Objective: Create inclusive economic opportunities by improving access to education, childcare, and employment through enhanced infrastructure and housing.

Mission 5: Build an NHS Fit for the Future

Objective: Improve healthcare access and wellbeing through capital investments in health infrastructure and promote healthier lifestyles via green spaces and sports facilities.

The full list of Missions, Outputs and Output Indicators can be found here:

<https://www.gov.uk/government/publications/local-regeneration-fund/local-regeneration-fund-technical-guidance#annex-b-monitoring-framework>