



**Chesterfield Pride in Place Town Board,
Transforming the Shambles
11th June 2026**

1.0 Purpose of the report

1.1 To seek approval of the Outline Business Case (OBC) for the Transforming the Shambles (Phase 1) project.

2.0 Recommendations

2.1 The Town Board approves Pride in Place programme funding for delivery of the Shambles Improvement Project (Phase 1) as set out in the OBC.

2.2 To note that future phases will come forward when match funding has been secured to ensure deliverability and affordability.

3.0 Project approval – Transforming the Shambles

3.1 At the April 2026 Town Board meeting, a presentation was delivered on the proposed next steps for the projects that were on the Pride in Place project long list. Under Project 3, “Transforming the Shambles”, the Board agreed to Chesterfield Borough Council developing an OBC for the delivery of this project. The project aligns with the pre-approved intervention “regeneration, high streets and heritage”.

3.2 Following the Board meeting, Chesterfield Borough Council has prepared an OBC. This is attached at Appendix 1. In line with programme governance arrangements, an appraisal has been undertaken on behalf of the Accountable Body.

4.0 Background

- 4.1 The Transforming the Shambles project has been developed following the development of the Shambles feasibility study that was commissioned by the Town Board using capacity funding. Following procurement, consultants Design Yorkshire, were appointed to deliver the feasibility study. The Board received a presentation on the findings of the feasibility study at the September 2025 Town Board meeting.
- 4.2 The feasibility study recommended a broad range of improvements that could be undertaken to improve the Shambles area of the Town Centre. This included undertaking work to improve the public realm within the Shambles itself as well the potential to deliver larger public realm investment to Burlington Street and Central Pavement at the north and south of The Shambles. In addition, it highlighted improvements to safety and security within the area that could be undertaken, improvements to waste management in the area, the introduction of animation throughout the area by delivery of murals and interpretation. The final element of suggested delivery was the provision of a shop front improvements grant programme targeting improvements to commercial property in The Shambles area.
- 4.3 Following completion of the feasibility study, the Council's project delivery team have costed proposals for the works proposed. In addition, detailed designs have been developed for public realm works on Burlington Street. Indicative costs of circa £3 million capital were highlighted as a budget to deliver all the proposed works highlighted above. However, when considering the amount of capital funding available in the Pride in Place programme it was not considered affordable to develop a OBC to include all this activity.
- 4.4 The project delivery team have proposed to deliver the Transforming the Shambles project in phases. The first phase asks for funding to deliver small scale public realm improvements in The Shambles area, the delivery of animation and interpretation and the provision of a grants scheme for property improvements in the area. Further phase's to include public realm improvements to Burlington Street and Central Pavement will be developed in the future. It will be key to ensure match funding is obtained to make these elements more deliverable from a financial perspective. Approaches will be made to East Midlands Mayoral Combined Authority

(EMMCA) and whether funding sources such as Community Infrastructure Levy can be used to match fund proposals.

4.5 The delivery of Phase 1 activity will ensure improvements to the Shambles area can commence in this financial year, delivering some quick wins for the Pride in Place programme. The launch of property improvement grants will also ensure that local businesses can start to benefit from Pride in Place funding. A key outcome from this activity will support empty shops come back into use, aligning well with emerging activity around the Pride in Place Reducing the Number of Empty Shops project (Project 5).

4.6 The OBC as submitted for Phase 1 has a total project cost is £1,085,716. This is made up of £709,716 capital from Pride in Place and £376,000 match funding from the private sector. It is proposed that the project will be delivered over 3 years. The funding breakdown per annum is shown below in Table 1:

Table 1, Transforming The Shambles Funding

Year	Pride in Place £ Capital	Private sector match (£)
2026/27	38,850	0
2027/28	388,866	188,000
2028/29	282,000	188,000
Total	709,176	376,540

4.7 The match funding is private sector match that will be secured through the delivery of the property improvement grants. Landlords/businesses applying for business improvement grants will be required to contribute to the total works being undertaken. If applications are not forthcoming less match funding will be provided. However, this is being delivered on a proportionate basis so there will be less Pride in Place funding used. This will be monitored closely through the quarterly claims process over the lifetime of the programme and any unused funding aligned to grants will be returned to the Pride in Place programme.

4.8 The appraisal of the OBC has confirmed that the project aligns to the Pride in Place pre-approved interventions through delivering activity that contributes to:

Cohesion

- Enabling spaces and places for people to meet, dwell and engage

- The provision and improvement of outdoor seating for food and beverage operators

Regeneration, high streets and heritage

- Tackle empty units
- Enhance our heritage and cultural offer
- Take a strategic approach to diversifying the town centre offer
- Enhanced experience and public realm

Safety and security

- Prevention and diversion
- Addressing anti-social behaviour

4.9 The appraisal prepared by the Accountable Body has recommended that the Board approves the OBC for Phase 1 of The Shambles Improvement project. In making this recommendation, they have suggested the conditions that are highlighted in the appraisal form. These are summarised below:

- The outcomes listed within the application should be specific to the Shambles to clearly demonstrate the benefit of the project.
- Subsidy control must be considered as part of the application process for any property improvement grants.
- In delivery, it is suggested that there is liaison with CBC Economic Development team to explore how the project could align with opportunities to promote local labour/skills development/social value through project delivery. Aligning activity to projects like the Construction Skills Hub or to Chesterfield College.
- In project monitoring, it is suggested that in kind support in delivery of the project is measured through the staff time at Chesterfield Borough Council.

4.10 In line with programme governance arrangements the Accountable Body can recommend that a Full Business Case (FBC) is requested after considering the asks or risks associated with a project. The Accountable Body is not recommending a FBC is required for this project. The funding is mainly attributed to grants through business improvements and these will be delivered on a case-by-case basis with appropriate checks in place.