

Meeting of the Local Growth Scrutiny Committee on Tuesday 24 February 2026

Update on Pleasley Vale Regeneration Project

Report of the Portfolio Holder for Growth

Classification	This report is Public.
Report By	Natalie Etches – Head of Business Growth

PURPOSE/SUMMARY OF REPORT

- To update Members on activities which have been carried out on site around Pleasley Vale Business Park.
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REPORT DETAILS

1. Update

- 1.1. Following on from the report presented to the Local Growth Scrutiny Committee (LGSC) in July 2025 updating on the works at Pleasley Vale Business Park, a significant amount of work continues to be delivered across the site. There have been a number of actions agreed and works undertaken at a total cost to date of £1,675,469. It is important to set these out and document the works completed to date:
 - 1.1.1. Works to repair the slipped lintel above the window on the third floor of Mill One are complete and the repairs to the stairwell on the fifth floor of Mill One are complete with the scaffold dismantled and the site compound now removed.
 - 1.1.2. All Aspect (Northants) Ltd have completed works to install netting to the unit AG.
 - 1.1.3. The crash deck temporary scaffold has been erected in unit A1.
 - 1.1.4. All Aspect (Northants) Ltd have completed works to install netting to the two ground floor units DG1 and DG2.
 - 1.1.5. Works have also been completed to restrict access to the parts of Mill One which were identified as being unsafe and not to be reopened after the closure in December.
 - 1.1.6. High-level maintenance for repairs items such as refixing loose copings, refixing wooden slats to high level doors, blocking up holes in masonry, remove plant growth, pointing etc are complete.
 - 1.1.7. Urgent works have been completed to remove asbestos within a former bomb shelter adjacent to Mill 2 and blocking off this part of the site to prevent future access.
 - 1.1.8. A2 Maritime, along with P&D Environmental, have completed a full inspection of the culverts throughout the site.

- 1.1.9. P&D Environmental have completed works to repair and reinforce the dam wall abutting mill one pond and the river Meden (Phase 1).
 - 1.1.10. In December, Executive resolved to appoint P&D Environmental Ltd to undertake the scope of works for desilting the mill ponds one and two, de-vegetation of the banks, and all associated environmental compliance. The NEC4 contract has been issued to P&D, and works are ongoing to prepare the RAMS and mobilisation back to site for the works to start mid-February (phase 2).
- 1.2. The Council's appointed Structural Engineers have undertaken a number of different structural surveys across the site. There are a number of recommendations within the structural reports, and the structural engineers continue to work on inspecting the main mill buildings, with reports on those due in the coming months.
 - 1.3. The Strategic Director for Property and Assets has been tasked with establishing an asset management strategy, which will provide a structured and long-term framework to maximise the value, performance, and life cycle of the Council's physical assets, including Pleasley Vale Business Park and its surrounding environment.
 - 1.4. Work continues across the site to ensure compliance with regulatory standards, as well as investment in a schedule of planned maintenance and repairs across the site.
 - 1.5. Following the introduction of the Building Safety Act 2022 and changes to legislation including the Fire Safety Act 2021, the Fire Safety (England) Reg 2022 and Approved Document B (25/26), there are additional responsibilities placed upon the District Council as landlord, and on the tenants in occupation. The team have updated the fire safety policy, the evacuation procedure, and are working with tenants to ensure they have provided a copy of their written fire risk assessment to the landlord with a named Accountable Person for each business / unit.
 - 1.6. The Fire Safety Act 2021 clarifies that external walls and flat doors now fall within the scope of fire risk assessments, and the Fire Safety (England) Regs 2022 now mandate quarterly fire door checks in the common areas of buildings over 11m in height. The H&S team are completing an assessment of the fire doors across the three mills with the inspection informing a scope of works for any repairs to, or replacement of, fire door sets across the three buildings.
 - 1.7. The actions and decisions taken in relation to the Mills has delayed the investment in works to repair the damage from storm Babet in the Reception of Mill One and across tenanted units. A schedule of works will now be completed:
 - Installation of flood defences to the sub-station to the rear of Mill One.
 - Repairs to the culvert and reinstatement of the culvert lid within Mill 3 Courtyard.
 - Repairs to a floor in an occupied tenant unit in mill one and the ground floor lobby of the Creative Suites in Mill 3.
 - Install cladding system to the toilets and reception of mill one.

- Replacement of the floor coverings in reception and the office.
- 1.8. There is a continued requirement to undertake day-to-day repairs and maintenance across the site. The Facilities Team continues to work alongside FM contractors to undertake regular roof inspections and gutter clearing, electrical, fire, legionella, and asbestos compliance, and investment through the capital programme – where necessary.
- 1.9. For the capital programme of investment, work is currently underway to repair potholes across the site as well as replacing the intercom system in Mill Three, which is important to ensure the safety of the building and prevent any unauthorised access into the building and/or tenant units.
- 1.10. P&D Environmental Limited have completed phase 1 works on site for the flood remediation works. This has included a full repair and piling along the dam wall, de-vegetating the trees and growth along the dam wall and in front of Mill One, and reinstating the top of the wall, which will be seeded when all works are completed.
- 1.11. Following the decision at the September working group meeting to deal with the two mill ponds at the same time, to apply contract exemptions for the direct appointment of CHG and P&D, numerous meetings have been held between the project team, P&D Environmental, CHG and A2 Maritime to progress the scope of works for desilting Mill One Pond and Mill Two Pond as one contract.
- 1.12. The Procurement Manager has been consulted on the direct appointment of the contractors to undertake the works, a waiver prepared and submitted to the Procurement Manager, as well as an instruction to undertake new due diligence checks on each of the companies due to the value of the works.
- 1.13. At a meeting of the Executive in December it was resolved that P&D Environmental Limited be appointed to undertake a scope of works, which will include for de-vegetation and de-watering of mill ponds 1 and 2 including mechanical dredging and removal of trees undermining structural stability of dam walls and culverts. These works will commence in February.

2.0 Reasons for Recommendation

- 2.1 The purpose of this report is to update Members on progress.

3.0 Alternative Options and Reasons for Rejection

- 3.1 This report is for information only. There are no alternative options.

RECOMMENDATION(S)

1. That members note the contents of the report.

Approved by Councillor Tom Munro Portfolio Holder for Growth

IMPLICATIONS:**Finance and Risk:** Yes No **Details:**

There are no financial implications arising directly from this report. This report is for information only.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No **Details:**

There are no legal implication arising from this report. This report is for information only.

On behalf of the Solicitor to the Council

Environment:

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment.

Details: the report sets out the work being done to address the risks of flooding within the Vale, and how opportunities to enhance biodiversity and natural flood water management will enhance the environment.

Staffing: Yes No

Details: There are no staffing implication arising from this report. This report is for information only.

On behalf of the Head of Paid Service

DECISION INFORMATION**Is the decision a Key Decision?**

A Key Decision is an executive decision which has a significant impact on two or more District wards, or which results in income or expenditure to the Council above the following thresholds:

No

Revenue - £75,000 Capital - £150,000

Please indicate which threshold applies

Is the decision subject to Call-In?

(Only Key Decisions are subject to Call-In)

No

District Wards Significantly Affected	Pleasley
Consultation: <input checked="" type="checkbox"/> Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Details: None

Links to Council Ambition: Customers, Economy and Environment.
Economy - drive growth, promote the district and be business and visitor friendly. Environment - protect the quality of life for residents and businesses, meet environmental challenges and enhance biodiversity

DOCUMENT INFORMATION	
Appendix No	Title