

<b>REPORT TO:</b>	Cabinet	
<b>DATE:</b>	19 November 2025	
<b>PORTFOLIO:</b>	<b>Councillor Munsif Dad BEM JP - Leader of the Council</b>	
<b>REPORT AUTHOR:</b>	Kirsten Burnett, Head of Policy and OD	
<b>TITLE OF REPORT:</b>	Accrington Neighbourhoods Board Regeneration Plan	
<b>EXEMPT REPORT (Local Government Act 1972, Schedule 12A)</b>	<b>No</b>	Not applicable
<b>KEY DECISION:</b>	<b>Yes</b>	If yes, date of publication: <b>11<sup>th</sup> November 2025</b>

**1. Purpose of Report**

1.1 To present the Accrington Neighbourhoods Board's Regeneration Plan before this is submitted to MHCLG.

**2. Recommendations**

2.1 That Cabinet endorses the Accrington Neighbourhoods Board's Regeneration Plan ("the Plan") attached to this report.

2.2 That Cabinet grants delegated authority to the Chief Executive Officer, in consultation with the Neighbourhoods Board, Executive Director of Finance (Section 151 Officer) and Executive Director (Legal & Democratic Services) to accept the Plan for Neighbourhoods (also now referred to as Pride in Place Phase 1) funding in accordance with MHCLG grant terms and conditions.

2.3 That Cabinet grants delegated authority to the Chief Executive Officer to agree expenditure from the capacity funding outlined in S3.10 of this report.

**3. Reasons for Recommendations and Background**

**The Fund**

3.1 The Plan for Neighbourhoods fund allocated 10-year investment across 75 areas in the UK, with up to £20 million per place to regenerate communities, strengthen social

infrastructure, and empower local decision-making. This funding will be given over a 10 year period, starting in the 2026/27 financial year.

3.2 The objectives of the funding were stated as follows:

- Thriving Places: Revitalise high streets, improve public services, and enhance physical infrastructure.
- Stronger Communities: Foster social cohesion, reduce crime, and rebuild trust.
- Taking Back Control: Boost skills, employment, and local economic opportunities.

3.3 A similar funding stream was previously known as the Long-Term Plan for Towns fund. Plan for Neighbourhoods replaced this. The UK Government has subsequently announced the Pride in Place Strategy and Programme, which extends this investment to additional areas. At the time of writing the report, the Plan for Neighbourhoods guidance still applies to Accrington.

3.4 The Pride in Place Programme has also recently allocated a further £1.5M to Hyndburn via its new Impact Fund. This is **not** covered within this report and is not a matter for the Neighbourhoods Board.

## **Governance and the Neighbourhood Board**

3.5 The guidance states that funding will be managed through a “partnership” between the:

- Neighbourhoods Board, responsible for co-producing the Regeneration Plan for their place, which constitutes a 10-year vision and 4-year investment plan, and delivering in the interests of local people to improve the physical and social infrastructure of their community
- local authority, who will support the Neighbourhood Board to develop and deliver the plan
- local community, who will engage on the place's priorities and hold the Neighbourhoods Board and local authority to account

## **Board Membership**

3.6 The Board is required to have an independent chair, who is approved by the Ministry of Housing, Communities and Local Government (MHCLG). The chair is Sami Smithson.

3.7 There are 4 mandated Board members: the MP, a representative of the Police and Crime Commissioner, a local district councillor, and a Lancashire County Council councillor. The named members are:

- Sarah Smith MP
- Kimberley Whitehead, Deputy Police and Crime Commissioner
- Cllr Munsif Dad BEM JP
- County Cllr Ashley Joynes

3.8 In addition, there are a number of other Board members, representing a range of skills and areas of work, for example community, health, education, and business. They in turn may work with small focus groups or relevant community representatives to discuss aspects of the work or specific projects.

3.9 An updated list of Board members, with short profiles, is maintained at <https://accringtontownsquare.com/plan-for-neighbourhoods/> (scroll down to “Meet the Neighbourhood Board”).

## Funding Profile

3.10 The funding is 75% capital, 25% revenue, with the first delivery payment due in April 2026. Subsequent funding will be released in phases.

Grant £000	2023- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	2032- 33	2033- 34	2034- 35	2035- 36
Capacity Funding	250	200	150									
Revenue			232	256	432	432	432	437	450	450	450	450
Capital			360	1736	1605	1605	1605	1605	1605	1605	1605	1605

3.11 The 10 year period is divided into 3 investment periods

- Period 1: the 2026 to 2027 financial year to the 2029 to 2030 financial year (4 years)
- Period 2: the 2030 to 2031 financial year to the 2032 to 2033 financial year (3 years)
- Period 3: the 2033 to 2034 financial year to the 2035 to 2036 financial year (3 years)

3.12 Within each investment period, the Board must forecast to spend at least 25% of the cumulative allocation for that investment period. By the end of Year 7 (financial year 2032 to 2033 and the end of the second investment period), the Board must have spent at least 50% of the cumulative total allocation. Underspending risks delayed or reduced future payments.

3.13 The table above also shows the capacity funding available for governance and planning. Some of this (£50k) was spent in 2024, when the existing Towns Board was planning for the Long Term Plan for Towns Fund. In the current financial year, some funding has been allocated to staff costs and some Board expenses. The Board will receive budget updates at each meeting.

3.14 It should be noted that Board positions, including chair, are unpaid.

3.15 MHCLG has designated the Council as the accountable body for all funding received and recommendations from the Board, once proposed projects have been fully scoped, will be brought to Cabinet for formal approval.

## Community Engagement

3.16 A number of engagement exercises have been carried out in recent years, asking people about their views on the regeneration of Accrington town centre. This has included representative polling. The Board more recently conducted a series of

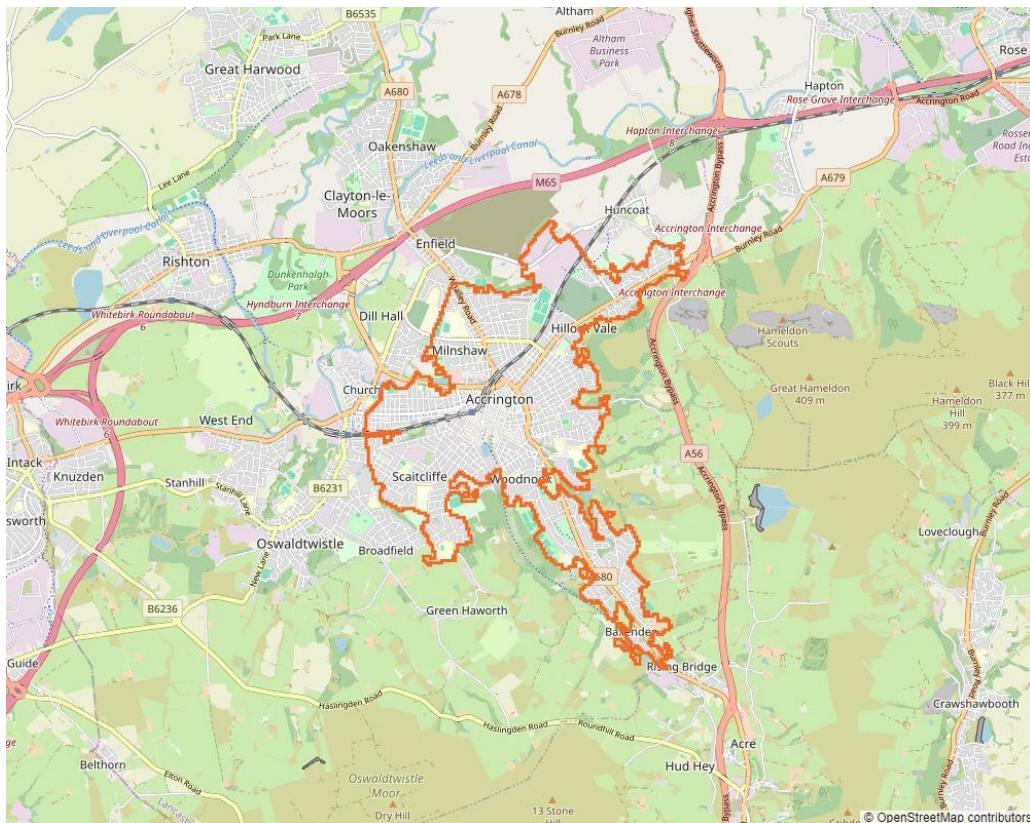
workshops and drop-ins, to communicate and seek further views on the plan. Community engagement will be an ongoing priority for the Board.

## Geographical boundary

3.17 The geographical boundary for the funding is determined by Government and is based on built-up area boundaries (BUA). The BUA are boundaries used by government bodies and policymakers to inform decisions related to housing, economic development, and urban planning. The Accrington BUA crosses 10 Hyndburn wards (Altham, Barnfield, Baxenden, Central, Church, Huncoat, Milnshaw, Peel, Spring Hill and St Andrews), ranging from a small estate in Altham to the whole of the Peel ward.

3.18 The Board may make representations to the Ministry of Housing, Communities and Local Government (MHCLG) to alter their default boundary. Boards should not submit requests to remove areas from the boundary unless they can evidence a clear error in its inclusion. Any alteration must:

- remain within the spirit of the programme
- retain the place that was originally selected
- remain contiguous
- not introduce additional, separate population centres into the agreed area (for example, different communities or neighbourhoods)
- have the agreement of the Board and a clear rationale



## Regeneration Plan

3.19 The Board is required to agree and submit a Regeneration Plan covering the first four years of the funding programme, with a 10 year vision. The deadline for submission is 28 November 2025.

3.20 The Board has spent recent months developing its Plan, which is based around 4 pillars:

- Pillar 1 - People (Skills, Health and Recreation)
- Pillar 2 - Urban Regeneration and Housing
- Pillar 3 - Environment, Transport and Industry
- Pillar 4 - Delivery, Investment and Monitoring

## Vision

3.21 The Board has built on the work recently completed for the Accrington Masterplan, and includes the Vision statement below within the Plan.

### Our Vision: A Town Reborn

#### The Accrington We're Creating

Picture Accrington in 2036: a vibrant market town where heritage buildings buzz with life, where green spaces connect our communities, where independent businesses thrive, and where every resident has access to opportunity.

The Accrington Masterplan sets out this inspiring long-term vision, structured around five transformative themes:

- **Celebrate Accrington's unique identity** - honouring our past while building our future
- **Encourage enterprise and economic growth** - creating jobs and opportunity
- **Green the town centre** - bringing nature into the heart of our town
- **Connect communities** - making it easier to get around and bring people together
- **Develop town centre living** - creating homes people are proud to live in

#### Our Masterplan Vision in Full

Accrington is a proud market town steeped in industrial, cultural, and architectural heritage.

Celebrating this unique character, the Town Centre will become a vibrant, bustling and thriving place. Revitalised heritage buildings and streets will welcome visitors and locals to sample the best of Lancashire's home-grown produce and diverse mix of local eateries, browse independent shops and cultural venues, and relax in family-friendly green spaces.

Accrington will promote direct connections to the delights of the surrounding Lancashire countryside. Verdant green and blue corridors will reflect the area's landscape character,

while vibrant open spaces and animated waterways will reinforce the town's identity as a place that offers its residents and visitors alike wonderful access to nature, walks and green spaces.

The Town Centre will boast a permeable network of safe and attractive cycling and walking routes, connecting surrounding communities into the heart of the town. New homes, businesses, leisure and community activities will drive a growing Town Centre population.

Building on the town's legacy of hard working and dedicated entrepreneurs, distinct neighbourhoods will support communities of innovative and complementary enterprises. New attractive, dynamic and accessible public, social and commercial spaces will host numerous popular events, with diverse leisure facilities for all ages, supporting flourishing business communities to prosper and grow.

We are proud of our history and look forward to a renewed and exciting future.

#### **4. Alternative Options considered and Reasons for Rejection**

4.1 There are no alternative options. The Plan has been prepared and agreed in accordance with the Board's terms of reference and is due for submission by 28 November 2025.

#### **5. Consultations**

5.1 The Board has access to previous relevant community engagement and survey information and has recently held a series of workshops and drop-ins. Community engagement will be an ongoing focus for the Board.

#### **6. Implications**

<b>Financial implications (including any future financial commitments for the Council)</b>	The Council will be the accountable body for the funding, with responsibility for ensuring that it is distributed fairly and effectively, and that funds have been managed in line with the Nolan Principles and Managing Public Money principles.
<b>Legal and human rights implications</b>	As the accountable body, the Council will also be responsible for ensuring that the funding is spent lawfully. As part of this role the Council will be responsible for spending / distributing the funding and for ensuring that this is done lawfully. This will include compliance with the Council's Contracts Procedure Rules, the

	Procurement Act 2023 and the Subsidy Control Act 2022. In addition, the Council will be required to ensure that strong, clear and appropriate governance arrangements are in place for the management of both the funding and the Council's relationship with the Board.
<b>Assessment of risk</b>	None have been identified in respect of this report. The Board will ensure that risk management is build into its way of working and recommendations.
<b>Equality and diversity implications</b> <i>A <a href="#">Customer First Analysis</a> should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	Not applicable to this report. Equalities will be built into decision-making for any projects proposed and delivered using the funding,

## 7. Local Government (Access to Information) Act 1985: List of Background Papers

- Prospectus: (<https://www.gov.uk/government/publications/plan-for-neighbourhoods-prospectus-and-tools/plan-for-neighbourhoods-prospectus#community-engagement>)
- Regeneration Plan Guidance: (<https://www.gov.uk/government/publications/plan-for-neighbourhoods-regeneration-plan-guidance>)
- Pre-Approved Interventions: (<https://www.gov.uk/government/publications/plan-for-neighbourhoods-pre-approved-interventions>)
- List of Powers (England): (<https://www.gov.uk/government/publications/plan-for-neighbourhoods-list-of-powers>)
- Governance and Boundary guidance: (<https://www.gov.uk/government/publications/plan-for-neighbourhoods-neighbourhood-boards-and-place-boundaries/plan-for-neighbourhoods-governance-and-boundary-guidance>)
- Pride in Place Strategy: <https://www.gov.uk/government/publications/pride-in-place-strategy/pride-in-place-strategy>
- Minutes and other Board information: <https://accringtontownsquare.com/plan-for-neighbourhoods/>
- Report to Special Scrutiny Committee:  
<https://democracy.hyndburnbc.gov.uk/ieListDocuments.aspx?CId=323&MId=3053>

## 8. Freedom of Information

8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.