Spalding Neighbourhood Board
Minutes of Meeting
Held on Monday 11 May 2026 at 5pm
South Holland District Council Offices/via Teams

Present - Robin Hancox - Chair, Cllr Nick Worth - Leader of SHDC, Sir John Hayes - MP, Stewart Elderkin - Pedals, Alistair Main - Lighthouse Church, Dr Batul Dungarwalla - CVS Lincolnshire, Petronella Keeling - Spalding Gentlemen's Society, David Ball - Bridge Farm, Cllr Rob Gibson, Inspector Paul Smith - Lincolnshire Police, Lynette Leith, OBE - Principal & Chief Executive, Boston College, Rev Robert Parker-McGee - Vicar of St Mary & St Nicolas Church, Alexis Bradshaw - Spalding High School, Emma Tatlow - Active Lincolnshire and Simon Stone - Springfields Shopping Outlet

Also in attendance - Simon Wright - LCC

Officer Team - Pranali Parikh, Maria Cotton, Jon Burgess, Michael Dow, John Mullen, Michelle Gant and Luisa Stanney

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1 Chair's Welcome

The Chair opened the meeting and welcomed members and officers. He noted that the meeting would focus on agreement of the Pride in Place Programme project package and highlighted the complexity of the decisions required, including the need to appropriately manage conflicts of interest.

2 Apologies for Absence

Apologies for absence were received from Councillor Gary Taylor, Jacqui Bunce and Sarah Fletcher. Written comments from Sarah Fletcher relating to the PiP projects were noted.

3 Declarations of Interest

Members were reminded to declare any interests. It was agreed that members would withdraw from the room where items related directly to PiP projects in which they had an involvement.

4 Minutes of the Previous Meeting

The minutes of the meeting held on 20 April 2026 were reviewed and agreed as a true and accurate record.

5 Community Safety Officers Scheme - Verbal Update

An update was provided on the Community Safety Officer (CSO) proposal. Members emphasised that Spalding's interests must be protected regardless of the outcome of discussions with Boston. It was agreed that funding must be ringfenced for Spalding and that clear separation between joint and local delivery arrangements must be maintained.

6 Pride in Place Programme - Project Selection

Members considered the overall approach to the decision making of projects. It was agreed that capital investment must focus on the town centre, deliver high quality design and align with planning policy expectations, ensuring the right occupiers were supported. For revenue projects, the need for strong value for money, break clauses, clawback and performance management arrangements was emphasised.

Project selection for the Pride in Place Programme was undertaken through a structured and robust process, with all submissions assessed against 13 criteria aligned to programme priorities, the Spalding 10-Year Vision and the Regeneration Plan. This included consideration of strategic fit, deliverability, value for money and wider impacts, alongside independent assurance against the Green Book five-case model. Projects were then moderated collectively to ensure balanced geographic and thematic coverage, before being subject to an affordability review. Due to oversubscription, the review prioritised key commitments, including the previously approved CSO Town Centre Safety project and three core Regeneration Plan schemes, while proposing adjustments to other revenue elements to ensure the overall programme remains deliverable within available funding.

It was further agreed that where public funding was used to acquire or support property, ownership should sit with the Council.

The Board confirmed the following priority projects with conditions:

Community Safety Officers (CSO) - Approved (Protected) with ringfencing and clear separation of joint functions.

Learning Incubator (Tonic Health) - Approved £10k capital.

Shop Front Improvements - Approved (Capital) subject to design quality, clawback and Board approval of scheme design.

Upper Storey and First Floor Repurposing - Members discussed the proposed funding for upper floor and first-floor repurposing (£500k capital), emphasising the need for high-quality residential outcomes supported by robust design and space standards. Sir JH sought clear reassurance that any conversions to residential use would be subject to strict quality conditions, alongside strong clawback provisions to prevent short-term exploitation of funding and ensure long-term benefits to town centre regeneration. He highlighted concerns about low-quality, small-unit developments and the risk of schemes being reversed after a short period. It was confirmed that the scheme would not operate as an open or easily accessible grant, but would be carefully managed with rigorous application and oversight processes. Sir John also indicated he would write to Pranali regarding the planning policy changes required to support effective and controlled upper floor repurposing.

Approved (£500k Capital) with design and space standards, clawback and further Board sign-off.

Marketplace Improvements - Approved (Capital) with design conditions and scheme sign-off by the Board.

A&E Arts Space - The Board supported the project subject to revision and collaboration with other arts organisations. Approved at £406,000 revenue over 4 years with strict conditions including annual payments, KPIs, break clause exploration, sustainability plan and further work to move into Council property.

People Make Spalding (LCVS) - Dr Batul Dungarwalla left the meeting for this item. The Board expressed concerns regarding affordability and duplication and agreed the proposal should be deferred. A revised proposal would return showing delivery at a reduced scale of £75k.

Lighthouse Community Hub - Alistair Main left the meeting for this item. The Board approved the project at a reduced level, supporting capital but significantly reducing revenue (reduced from £135k to £25k plus up to £20k offset). Approval subject to confirmation following discussion with the applicant re £20k offset and whether outputs are refreshed in light of revenue reduction.

Enjoy Spalding - The Board strongly supported the project as a key quick win. Approved up to £270,000 with conditions to explore capitalisation, secure additional funding and strengthen links with Springfields and Christmas programming.

Project St Thomas - Approved at £31,000 (£10,000 reduction). The funding gap to be met externally or the scheme adjusted accordingly - phasing plan to be agreed.

Unified Heritage and Trails Commission - Approved at £454,000 with design phases in early years and maintenance responsibilities included in agreements.

Hello Spalding Safer Space Hub - Approved in principle as a pilot only. The Board supported the concept of a 'Welcome to Spalding' hub at the Hole in the Wall site. Revenue pilot only approved, with further work required on ownership (Council-led), legal structure and capital investment.

Spalding Gentlemen's Society - Petronella Keeling left the meeting for this item. The project was approved at £1,000,000 (reduced from £3,000,000) subject to conditions including NLHF funding, planning approval, updated business case, risk register and subsidy control compliance.

The Board confirmed a town centre focused approach, balancing major capital investment with quick wins. Officers were delegated to finalise project scopes and ensure affordability. A packaged approach to public realm and cultural proposals was suggested to improve coordination and impact.

7 Any Other Business

The new branding requirements circulated by MHCLG were noted and the Memorandum of Understanding was confirmed as being signed.

The Board thanked Michael Dow, Programme Manager, for his contribution to the Pride in Place work as this was his final meeting.

8 Date of Next Meeting

Monday 15 June 2026 - Boston College Campus, Red Lion Quarter, Spalding.