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City Council

We Are Colchester Board Meeting

28 October 2025

MS Teams

Agenda

1. **Welcome, Apologies and Declarations of Interest – Simon Blaxill**
2. **Heart of Greenstead Hub – Rory Doyle**
3. **Decisions and points to note**
4. **Next meeting**



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Welcome, Apologies & Declarations of Interest

Simon Blaxill

Chair



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Heart of Greenstead Hub – tender evaluation and activities to identify additional funds

Rory Doyle
Strategic Director
Colchester City Council

Summary update

- 3 tenders received - Tender evaluation ongoing. Cabinet decision to award contract tabled for Dec 2025
 - Cost to deliver Hub broadly as expected – with £2.5m cost pressure above TD funding as previously identified.
 - Funding package to deliver broadly in place;
 - *Existing Town Deal budget*
 - *£321k ringfenced after stopping 5G project*
 - *ECC capital contribution*
 - *CCC capital contribution*
 - *Pride in Place Capital contribution*
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- £772k potentially available if Trinity Square project is stopped is not identified as needed at this stage.

Heart of Greenstead Phase 1– Program Key Dates



Time contingency of two months to ensure contract committed, before Town Deal deadline of 31 March 2026.

Heart of Greenstead Timeline

Date	Meeting / Milestone
13 November 2025 (TBC)	Scrutiny Panel
27 November 2025	Planning Committee
10 December 2025	Cabinet Meeting for contract award
January 2026	Contractual Commitment
Summer 2026 (56-week build)	Commencement of works
Summer 2027	Completion



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Decisions & Next Meeting

Simon Blaxill

Decisions

Board are invited to make decisions on the following:

DECISIONS:

1. Heart of Greenstead Hub – confirm that Board remains assured that the project can be delivered to the current scope after receiving a full update on the outcome of Greenstead Hub tender evaluation and activities to identify additional funds.
2. Holy Trinity Square – confirm that Board is content for Holy Trinity Square project to go out to tender.

NOTED:

1. Programme Progress recap.
2. Heart of Greenstead – a further update will be provided at the next meeting to enable any decisions required.

Next meeting

26 November 2025

Future meetings

25 February 2026



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Programme Progress - Recap

Simon Thorp
Programme Manager

Project progress

1. Balcerne Gate public realm phase 1	2. Digital Skills Hub	3. Essex Pedal Power Greenstead	4. Liveable Neighbourhood School Street Greenstead
5. St Nicholas Square	6. Jumbo	7. Balcerne Gate public realm phase 2	8. Digital Forum Queen Street
9. Transformed Youth Facilities – Townhouse, Stanway, Highwoods	10. Lexden Gardens Essex County Hospital public realm	11. Holy Trinity Church	12. 5G AR/VR Tourism (PROJECT STOPPED)
13. Trinity Square (TENDER)	14. Walking and Cycling route – City Centre to Greenstead and University (TENDER EVALUATION)	15. Heart of Greenstead Hub (TENDER EVALUATION)	
Key			
Completed	Close to Town Deal funded completion	In progress – risks being managed	In progress – significant unmitigated risks

Headlines & Key Risks

- 11 of 15 projects (73% of overall programme) completed or close to Town Deal-funded completion.
- 5G AR/VR Tourism project stopped to allow redistribution of remaining £321k budget to the Greenstead Hub project - synergies with other projects being explored to ensure VR/AR user performance objectives can be met.
- Holy Trinity Square project out to tender with remaining £772k budget – subject to review and potential redistribution to Greenstead Hub project.
- Walking and Cycling Route – subject to East Hill route section tender evaluation and potential value engineering. Safer Streets £100k secured for off road sections (with £1.1m ECC match funding contingent on tender evaluation)
- All previous Board ‘You Said, We Did’ items in progress/closed.
- Update on Greenstead Hub tender evaluation and next steps to be provided in this meeting.