Keighley Town Board Meeting Minutes

Location: Keighley Creative / MS Teams

Date / Time: Friday 25 September 2026 10.00 – 12.00

Attendees:

Name	Organisation	Role
Tim Rogers	Future Transformations	Chair
Charlotte Meeks	The Stitch Company	Vice Chair
Cllr Andrew Judson	CBMDC	Cabinet Member for Economy, Regeneration & Planning
Robbie Moore MP	Keighley Constituency MP	Board Member
John Barker	West Yorkshire Police	Board Member
Kevin O'Hare	Keighley College Principal	Board Member
Fazeela Hanif	Highfield Community Association	Board Member
Bill Graham	Modality	Board Member
Georgina Webster	Keighley Creative	Board Member
Ryan Troy	Keighley BID	Board Member
Liz Barker	Worth Valley Magazine	Board Member
Cllr Caroline Firth	Keighley College	Board Member
David Pearson	KWVR	Board Member
Cllr Abdul Shoid	Keighley Town Council	Board Member
David Shepherd	CBMDC	Attendee
Adam Brannen	CBMDC	Attendee
James Crawley	CBMDC	Attendee
Jonathan Hayes	CBMDC	Attendee
Steven Jenks	CBMDC	Attendee
Jane Hargreaves	CBMDC	Attendee
Ravinder Panesar	CBMDC	Attendee
Leanne Swinbank	CBMDC	Attendee
Joe Cooney	Keighley Town Council	Observer
Alistair Stewart	Airedale NHS Foundation Trust	Attendee
Jonny Slyvester	Airedale NHS Foundation Trust	Attendee

Apologies:

Name	Organisation
Stephanie Hiscott	CBMDC

ID	Notes/Actions/ Decisions	Decision	Action Owner	Due Date
2	**Board Meeting Format and Conduct**			
3	**Declaration of Interests** None noted.			
4	**Minutes of the last meeting and matters arising** Actions reviewed from the last meetings. Minutes Approved			

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5	**Towns Fund Highlight Report** **Project A – Development Investment Fund Beechcliffe** AB provided an update on the Beechcliffe project. Feasibility and pre-construction work identified a number of significant site constraints, including ecological issues, biodiversity net gain requirements and a Tree Preservation Order, which have substantially reduced the developable area and increased projected costs. The scheme has reduced from approximately 150,000 sq ft to 25,000 sq ft, with estimated costs increasing to £7.5mil. Whilst delivery by March 2028 remains technically possible, officers advised that there are significant delivery risks and the Internal Programme Board is likely to recommend that the project does not proceed. Members raised concerns regarding the £800,000 spent during the feasibility and pre-construction stages and whether some of the site's constraints could have been identified earlier. Officers noted that feasibility and pre-construction work exists to test project viability and that such expenditure is part of project development. Members acknowledged the importance of acting on evidence generated through feasibility studies, even where those conclusions are not favourable. Discussion also took place regarding future uses of the site should the project cease. Officers advised that no decisions had yet been taken regarding alternative uses, although opportunities associated with biodiversity enhancement may now need to be considered and discussions would take place through established planning processes. Members further highlighted concerns that local manufacturing and engineering businesses did not feel sufficiently engaged in wider regeneration discussions. The Board was advised that the project will now progress through the Council's assurance and governance processes before a formal decision is taken, with any future communications being handled transparently. **Project J – Keighley Community, Health & Wellbeing Centre (KCHWC)** Representatives from Airedale NHS Foundation Trust provided an update on the Health and Wellbeing Centre, including proposed service provision, project costs and delivery arrangements. Members were advised that the scheme is currently estimated at approximately £28mil and that work is ongoing to develop a phased approach which aligns with available funding and programme requirements. The Board noted that £12mil of funding will need to be committed before March 2028 and received an update on the	Update Board with council's decision following processes.	JH	Oct 2026

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	enabling works being explored to support expenditure ahead of the main construction phase, including remediation, utility connections, highways works and site preparation. Members discussed project affordability, delivery timescales, land acquisition arrangements and the risk of cost escalation. NHS representatives advised that a phased delivery model was being developed to manage affordability and risk, while early engagement had already commenced with planning and utility providers. The Board acknowledged the progress made in developing the scheme but noted that further work was required to provide confidence that expenditure could be committed within programme deadlines. Members also discussed the long-term viability of the project and the point at which alternative options may need to be considered if progress is not demonstrated. The next month was highlighted as a critical period. Whilst concerns were raised regarding delivery risks, Members reiterated the importance of the scheme in addressing health inequalities in Keighley and supporting wider regeneration ambitions. Questions were also raised regarding the Trust's longer-term commitment should Towns Fund resources not be fully utilised. Trust representatives reaffirmed their commitment to delivering enhanced community-based healthcare provision in Keighley and confirmed that work was continuing to progress the scheme alongside wider NHS investment programmes. **Levelling up Funding** Members were provided with a project update spreadsheet showing financial updates of all projects so far, including LUF. The spreadsheet showed £4.2mil of LUF funding not yet allocated. Officers advised 4-5 proposals are being looked at, with Pride in Place applicants being brought forward, and business plans being updated. Clarification was provided that decisions on major reallocations would be made through established Council governance arrangements, with ultimate approval resting with the Section 151 Officer and relevant Council decision-makers. Members queried whether interest accrued on programme funding held by the Council could be recycled into programme activities. Officers agreed to seek further clarification from finance colleagues. **Contingency Planning** Option 1 of the contingency planning is being taken forward, as voted for by the Board. The proposal includes £1mil additional support for the capital assistance to business growth, £1mil additional for public realm improvements focused on Cavendish Street, and further £365k support for	Demonstrate expenditure commitment is possible ahead of March 2028 deadline. Seek clarification on interest accrued on programme funding.	Airedale NHS Trust AB	Oct 2026 In progress

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	existing community grant projects. A call for expression of interests will go out in November. Members welcomed the approach and requested that both Keighley Town Council and Keighley BID be involved in shaping proposals relating to Cavendish Street. Discussion also took place around signage, public realm improvements and the potential role of local artists in future design work. The Board also discussed future contingency rounds, including opportunities to support project deliverability where additional funding may be required and the potential for future investment in Keighley Market. Members acknowledged the need to balance urgency with compliance with the agreed programme processes.	Meeting to be arranged between BID, Keighley Town Council and public realm improvement team.	JH	In progress
6	**Financial Update**	Update programme financial information to September position and report back to the next Board meeting.	JH	Nov 2026
7	**Pride in Place** Members were advised that feasibility work relating to Keighley Market was underway, with consideration being given to long-term sustainability, maintenance requirements and opportunities to improve the market's role within the town centre. Potential areas of focus included energy efficiency improvements, facilities upgrades and enhanced event space provision. The Board welcomed the intention to involve local businesses and consultants in future procurement activity and stressed the importance of meaningful public consultation throughout project development. Members highlighted the need to ensure that local expertise was fully utilised wherever possible. Jonathan Hayes presented a community engagement update, outlining work undertaken jointly with Keighley Town Council. Engagement findings had identified five emerging themes, aligning closely with the programme's approved intervention framework. Residents had expressed particularly low levels of confidence regarding local influence and decision-making, reinforcing the importance of community participation within the programme. Officers advised that engagement activity would continue over the coming months, with additional focus on young people, businesses and underrepresented groups. Plans were also outlined to strengthen digital engagement, social media communications and feedback mechanisms. The Board discussed the importance of ensuring residents understood how their feedback would influence decisions and highlighted the risk of consultation fatigue if engagement activity was not clearly coordinated. A Keighley BID update was also received. Issues relating to connectivity and movement around the town centre, including links between the railway station, Keighley Market, Cliffe	Develop and implement a stronger feedback mechanism.	JoH	In progress

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	Castle and East Riddlesden Hall were noted. Opportunities for future wayfinding and public realm improvements were highlighted as potential priorities for further consideration. Members were advised that approval had been secured to proceed with signing the Memorandum of Understanding for the Pride in Place programme. Discussion focused on governance arrangements and decision-making responsibilities. Board Members sought reassurance regarding the authority of the Board in determining investment priorities and requested further clarification regarding the interaction between Board recommendations and the Council's governance processes, and whether these processes could overturn or influence board decisions. Officers confirmed that additional clarification would be provided before the Memorandum was formally signed. Discussion on application process queried whether future Expression of Interest forms could be targeted against agreed intervention themes. In addition, it was agreed that the necessary due diligence will take place much earlier in the application process as per lessons learnt with Towns Fund. Support for SMEs and community organisations would be welcomed as some may find application processes onerous.	Provide clarification on whether Council processes can override Board recommendations before the MoU is signed. Review EOI forms and support given to applicants.	DS RP	Done In progress
8	**AOB** None noted.			
9	**Date and time of next meeting** Next Board Meeting: 6th November 2026			