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Dear Councillor

**CABINET - TUESDAY, 21 JANUARY, 2025**

I now enclose, for consideration the following reports that were unavailable when the agenda was published.

**Agenda No    Item**

6.    **Addendum to the 2025/26 Housing Revenue Account Budget and Rent Setting (Key Decision) (Page 2)**  
Revised Table 1 at paragraph 2.21 (page 26 of the published Agenda)
10.   **Jubilee Bridge Refurbishment (Pages 3 - 7)**  
Open Report
14.   **Update on Jubilee Bridge - Condition of Bridge and Usage (Pages 8 - 13)**  
Exempt Report

## CABINET MEETING – 21 JANUARY 2025

### **AGENDA ITEM NO. 6 – 2025/26 Housing Revenue Account Budget and Rent Setting (Key Decision)**

#### **ADDENDUM**

#### **Rent Level Comparable Data**

Paragraph 2.21 (page 26 of the published agenda) - Please note the amendment to Table 1 below.

The NSDC Social Rented stock (as at December 2024) has been updated. This previously contained the average rent data including the proposed increase of 2.7% rather than the average rent data as at December 2024.

**Table 1: Comparison of data on weekly average rent levels for the PRS in Newark and Sherwood, the PRS in England, and NSDC's social rented stock**

|                                   | <b>Newark and Sherwood Private Rented (as at October 2024)</b> | <b>England Average Private Rented (as at October 2024)</b> | <b>NSDC Social Rented Stock (as at December 2024)</b> |
|-----------------------------------|--|--|---|
| One Bed                           | £115.62  | £253.85  | £85.83  |
| Two Bed                           | £153.46  | £283.62  | £93.94  |
| Three Bed                         | £185.54  | £315.92  | £99.52  |
| Four Bed plus                     | £279.69  | £466.62  | £108.23   |
| <b>Average for all categories</b> | <b>£169.38</b>   | <b>£311.08</b>   | <b>£94.86</b>   |



Report to: Cabinet Meeting - 21 January 2025

Portfolio Holder: Councillor Paul Peacock, Strategy, Performance & Finance

Director Lead: Sanjiv Kohli, Director - Resources

Lead Officer: Kevin Shutt Development Manager - Corporate Property  
Eric Dyche, Corporate Property Repairs & Maintenance Manager, Ext. 5433.

| Report Summary                        |   |
|---------------------------------------|---|
| <b>Type of Report</b>                 | <p>Open Report / Non-Key Decision</p> <p><i>There is an exempt version of this report which contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 under which the Cabinet has the power to exclude the press and public if it so wishes.</i></p> <p><i>It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because it contains commercially sensitive information. This information has been redacted in this open report.</i></p> |
| <b>Report Title</b>                   | Update on Jubilee Bridge - Condition of Bridge and Usage  |
| <b>Purpose of Report</b>              | To update Cabinet on the current condition of the Bridge to enable a decision to be made in relation to future maintenance/ownership for the Jubilee Footbridge over the River Trent and to request direction.  |
| <b>Recommendations</b>                | <p>That Cabinet approve:</p> <p>a) option 3 as set out in the report, to continue to carry out annual safety inspections and the required remedial maintenance, until the next Principal Bridge Inspection is due in 2030 at a cost of up to [REDACTED]; and</p> <p>b) the Capital budget be reduced from £333,500 to [REDACTED] which will decommit [REDACTED] from the Asset Maintenance Reserve</p>  |
| <b>Alternative Options Considered</b> | <p><b>Option 1</b> - Pay Commuted sum to Nottinghamshire County Council to have the bridge adopted and to remove future liability of the bridge from NSDC.</p> <p><b>Option 2</b> - To retain the bridge and to carry out a bridge major refurbishment.</p> <p><b>Option 3</b> - Continue to carry out annual safety inspections, remedial and recommended maintenance, until the next Principal Bridge Inspection is due, 2030.</p> <p><b>Option 4</b> - Close the bridge and decommission</p>   |

|                                  |  |
|----------------------------------|--|
| <b>Reason for Recommendation</b> | To ensure the bridge remains in a safe condition, the most viable option to the Council, based on the current condition of the bridge. |
|----------------------------------|--|

## 1.0 Background

1.1 Previous reports have been presented to Members in February 2023 and March 2024.

## 2.0 Details of Condition and Usage of the Bridge

2.1 The bridge has recently been inspected by the Principal Bridge Inspector from VIA. VIA act for the Bridges and Structures Team Notts CC based at Trent Bridge House, Nottingham. The principal bridge inspection was completed on 11 June 2024.

2.2 The principal bridge inspection stated that: 'Structurally the bridge was in generally sound condition, with no significant defects in urgent need of repair'.

2.3 The report also noted some minor maintenance/repairs are required and it gave the following recommendations. Items 1 to 3 have been carried out and are complete.

| Item                      | Location                      | Defect                         | Repairs required  | Timescale                   | Estimated |
|---------------------------|-------------------------------|--------------------------------|---|-----------------------------|-----------|
| Traction strips           | East & West approach ramps    | Loose traction strips          | Re-fix loose traction strips                                  | Within 3 months             | £500      |
| Surfacing                 | Ends of main Deck (esp. east) | Debris/leaf mould              | Removal   | Within 3 months             | £250      |
| Timber decking            | West Approach Ramp            | Loose decking boards           | Re-fix boards   | Within 1 year               | £400      |
| Tie rods                  | Support mast to deck rods     | Corrosion                      | Remove corrosion & apply protective paint system              | Within 1 year               | £XXXX     |
| Soffit structural members | East & West Approach ramps    | Green moss/mould deposits      | Cleaning of Members ie pressure wash (Aesthetic reasons only) | At bridge owners discretion | £4000     |
| Upper structural members  | Main span and support masts   | Green moss/mould deposits      | Cleaning of members ie pressure wash (Aesthetic reasons only) | At bridge owners discretion | £4000     |
| Parapet kick rails        | Entire structure              | Failed paint system/ corrosion | Maintenance painting  | Within 6 years              | £2000     |

|                  |   |                    |   |                              |       |
|------------------|---|--------------------|---|------------------------------|-------|
| West Pier        | West embankment pier                      | Offensive graffiti | Remove graffiti/treat with anti-graffiti coating                          | At bridge owner's discretion | £500  |
| Various Surfaces | Intermediate landing/West embankment pier | Graffiti           | Remove graffiti/treat with anti-graffiti coating (Aesthetic reasons only) | At bridge owner's discretion | £1000 |

- 2.4 The report also recommended that the structure should continue to be subject to detailed inspection every 6 years, with intermediate condition checks, especially to timber decking to the approach ramps.
- 2.5 The principal report identifies works required to be carried out in between the principle 6 yearly inspections, to ensure the bridge is maintained in a safe usable condition. It does not identify planned refurbishments or improvements.
- 2.6 Previous reports presented to Members identified works required as planned refurbishments/improvements. Planned refurbishment works are recommended to be carried out to bridges every 20 years. (subject to the results of bridge inspection reports).
- 2.7 The future maintenance table below identifies the future planned refurbishment costs.

**Schedule of Future Maintenance over the next 20-year period.**

| Future refurbishment and maintenance                | Years        | Estimated Costs                    |
|---|--------------|------------------------------------|
| First Major refurbishment                           | 2025         | £402,000 (Timber)                  |
| Routine Annual Maintenance                          | 2025 to 2045 | £4,000 annually i.e. £80,000 Total |
| Second Major refurbishment                          | 2046         | £804,000 (Timber)                  |
| <b>Total Future Maintenance Costs over 20 years</b> |              | <b>£1,286,000</b>                  |

- 2.8 Based on the most recent Principal Bridge Inspection report, the planned refurbishment (PPM), could be deferred until 2030, as the bridge has been identified as in generally sound condition, with no significant defects in urgent need of repair’.
- 2.9 It is recommended that Item 4 from the principal bridge inspection recommendations be carried out, within the next 12 months. Item 4 from the principal bridge inspection report recommends:

|          |                           |           |  |               |  |
|----------|---------------------------|-----------|--|---------------|--|
| Tie rods | Support mast to deck rods | Corrosion | Remove corrosion & apply protective paint system | Within 1 year |  |
|----------|---------------------------|-----------|--|---------------|--|

It should be noted that the figure estimated of [REDACTED] excludes scaffold costs, safety provision and main contractor prelims. [REDACTED] would reflect current market prices, allowing for scaffold, safety measures and main contractor costs.

- 2.10 Nottinghamshire County Council have offered to adopt the bridge for a commuted sum of £1,028,907, to remove the future maintenance and replacement of the bridge from Newark and Sherwood District Council.
- 2.11 Commuted sums are financial contributions made by third parties to the County Council as compensation for taking on the future maintenance responsibility for newly created highways, structures or highway improvements. They are typically secured through legal agreements made with developers and landowners under Sections 38 and/or 278 of the Highways Act 1980 (“the Act”).
- 2.12 The bridge could be closed to the public and eventually dismantled as a further option. However, the closure of the bridge would remove a route over the river which is used by the public on a regular basis, it would attract antisocial behaviour and would fall into disrepair. It would need to be decommissioned demolished.
- 2.13 Demolition of the bridge would likely cost in the region of £1 million to £1.5 million pounds. As it would need to be dismantled over a navigational section of the river. A ground pad would need to be constructed to enable demolition, planning permission would also be required.

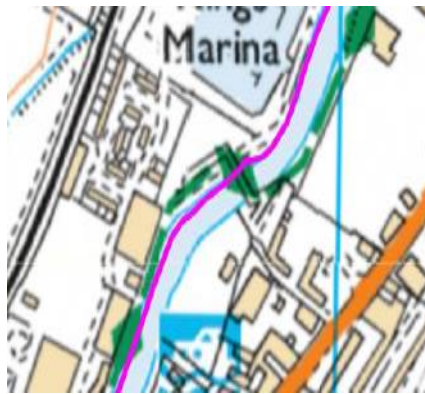
**Summary of Available Options**

2.14

| Option   | Detail   | Recommendation  |
|----------|--|-----------------|
| Option 1 | Pay Notts CC £1,028,907 commuted sum   | Not recommended |
| Option 2 | Retain and carry out major refurb Est £402,000   | Not recommended |
| Option 3 | Carry out repairs identified in the Principal Bridge Inspection report which need doing within the next 6 years. To maintain the bridge in a safe condition [REDACTED] | Recommended     |
| Option 4 | Close the bridge and decommission Est cost £1 to £1.5 million  | Not Recommended |

**Bridge Usage and Rights of way.**

- 2.15 The Jubilee Bridge is a foot and cycle bridge over the river Trent. It provides a link from the river side developments to the Northgate retail parks and the town centre.
- 2.16 The bridge is not a designated right of way according to the Notts CC Rights of Way database. It is classed as a recreational route on the OS mapping data base. Definition of a recreational route on the OS mapping data base is defined as footpaths and bridle ways which landowners have permitted public use but are not rights of way, the use may be withdrawn by the owner (NSDC).



#### OTHER PUBLIC ACCESS

- • • Other routes with public access

The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.

- ◆ ◆ National Trail / Long Distance Route; Recreational route

- 2.13 NSDC Legal team will be consulted with by the Council's Corporate Property Business Manager, in relation to any future rights of way impacts on the bridge.

### 3.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

#### **Financial Implications (FIN24-25/9071)**

- 3.1 There is currently provision within the Capital Programme of £333,500 for the refurbishment works identified at paragraph 2.6 above. This was originally approved by Cabinet on 21 February 2023 to be financed by the Asset Maintenance Reserve.
- 3.2 It is recommended that Option 3 be approved. This would result in the capital budget being reduced to [REDACTED]. This would mean that [REDACTED] would be de-committed in the Asset Maintenance Reserve, taking the uncommitted balance back to [REDACTED]

#### **Legal Implications**

- 3.3 Cabinet is the appropriate body to consider the content of this report. As referenced at paragraph 2.3 of the report, if the proposal is approved Legal Services should be instructed to consider the position in respect of public access rights across the bridge.

#### **Background Papers and Published Documents**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Cabinet Report 26 March 2024 <https://democracy.newark-sherwooddc.gov.uk/ieListDocuments.aspx?Cid=288&Mid=890>.

Cabinet Report 21 February 2023 <https://democracy.newark-sherwooddc.gov.uk/ieListDocuments.aspx?Cid=288&Mid=899>

Commuted Sums Guidance Notts CC

Jubilee Bridge Rights of Way Status

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted