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Wednesday 30 April 2024

Chair: Councillor P Peacock

Members of the Cabinet:

**Councillor R Cozens
Councillor S Crosby
Councillor L Brazier
Councillor K Melton**

**Councillor E Oldham
Councillor M Spoor
Councillor P Taylor
Councillor R Holloway**

MEETING:	Cabinet
DATE:	Tuesday, 14 May 2024 at 6.00 pm
VENUE:	Civic Suite, Castle House, Great North Road, Newark, NG24 1BY

**You are hereby requested to attend the above Meeting to be held at the time/place
and on the date mentioned above for the purpose of transacting the
business on the Agenda as overleaf.**

If you have any queries please contact Nigel Hill on Nigel.hill@newark-sherwooddc.gov.uk.

AGENDA

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1. Notification to those present that the meeting will be recorded and streamed online	
2. Apologies for Absence	
3. Declarations of Interest from Members and Officers	
4. Minutes from the previous meeting held on 26 March 2024	4 - 15
5. Chair's Update	
Strategy, Performance & Finance and Sustainable Economic Development Portfolios	
6. Newark Long Term Plan for Towns Fund (Key Decision)	16 - 20
7. Newark Towns Fund Update (Key Decision)	21 - 27
Strategy, Performance & Finance and Health, Wellbeing and Leisure Portfolios	
8. Southwell Leisure Centre Update (Key Decision)	To Follow
9. Exclusion of the Press and Public	
<p>The Cabinet will be invited to consider resolving that 'Under Section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.'</p> <p>Categories of "Exempt Information" under Schedule 12A of the Local Government Act 1972 as amended:</p> <p>Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</p> <p>Paragraph 5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</p>	
10. Newark Towns Fund Update - Exempt Appendix	28 - 30

Agenda Item 4

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Cabinet** held in the Civic Suite, Castle House, Great North Road, Newark, NG24 1BY on Tuesday, 26 March 2024 at 6.00 pm.

PRESENT: Councillor P Peacock (Chair)

Councillor R Cozens, Councillor S Crosby, Councillor K Melton,
Councillor E Oldham, Councillor M Spoor, Councillor P Taylor and
Councillor R Holloway

ALSO IN ATTENDANCE: Councillor I Brown and Councillor P Rainbow

APOLOGIES FOR ABSENCE: Councillor L Brazier

111 NOTIFICATION TO THOSE PRESENT THAT THE MEETING WILL BE RECORDED AND STREAMED ONLINE

The Leader advised that the proceedings were being audio recorded and live streamed by the Council.

112 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

There were no declarations of interest.

113 MINUTES FROM THE PREVIOUS MEETING HELD ON 5 MARCH 2024

The minutes from the meeting held on 5 March 2024 were agreed as a correct record and signed by the Chair.

114 GROWTH INVESTMENT FUND

The Business Manager – Financial Services presented a report which updated the Cabinet on the Growth Investment Fund scheme and sought to agree its closure given it had not, in practice, been operational since 2019. The report detailed the loans given to businesses during the scheme and it was reported that of the initial outlay of £1,507,968 the Council have received repayments and income totalling £1,405,054, which was 93.2% of the initial outlay and hence a default rate of 6.8%. £246,013 had previously been written off in relation to loan balances on 3 different loans and 2 remaining companies had both been subject to insolvency action.

AGREED (unanimously) that Cabinet approve the formal closure of the scheme.

Reasons for Decision

To formally close the scheme which has not been operational in practice since 2019.

Options Considered

To review the scheme and consider a refresh/relaunch; this option has not been

explored in depth due to the period the scheme has been dormant.

115 UPDATE ON JUBILEE BRIDGE MAINTENANCE COSTS (KEY DECISION)

The Business Manager – Corporate Property presented a report which provided the Cabinet with an update on the current position regarding the proposed future maintenance requirements of the Jubilee Footbridge over the River Trent in Newark. The report set out options for repairing the bridge following the tender exercise undertaken in 2023. The tender returns were significantly beyond those forecast and had also led to officers recommending a different option which was to replace existing softwood deck boards with hardwood timber boards.

The Cabinet discussed the use of the bridge and its adoption by the County Council and whether this would extend to them being responsible for ongoing repairs.

AGREED (unanimously) that any decision on repairing the bridge be deferred to a future meeting of the Cabinet to enable officers to establish the responsibilities of the County Council in terms of adoption and maintenance.

116 14 MARKET PLACE, NEWARK - FEASIBILITY AND DELIVERY (KEY DECISION)

The Business Manager – Corporate Property presented a report which set out options and recommendations for the Council owned property, 14 Market Place, Newark. The property was in a prominent position in the town centre of Newark with a dual frontage onto the Market Place and Queens Head Court. It comprised a large basement, ground floor retail space and former residential space spread over the upper three floors. It was reported that the property had had minimal investment in previous years and did not meet current standards for it to be used as a viable commercial unit. In addition, the upper floors did not conform to a habitably or lettable standard.

AGREED (unanimously) that Cabinet:

a) approve the refurbishment of the entire property to a shell and core finish noting the estimated capital cost for full refurbishment in the exempt Appendix; and

b) a further report be brought to the Cabinet with options for future use, including an update on associated capital costs and financing.

Reasons for Decision

14 Market Place sits within a prominent position in Newark town centre and is in disrepair and unoccupied. This recommendation will enable the property to be brought back into use and will help deliver Community Plan objectives through sustainable economic growth in the town centre.

Options Considered

Sale of the asset in its current condition. Retention as a General Fund Commercial Asset and Transfer of Residential Unit to the Housing Revenue Account.

117 STATEMENT OF COMMUNITY INVOLVEMENT REVIEW (KEY DECISION)

The Business Manager – Planning Policy & Infrastructure presented a report concerning an update to the Statement of Community Involvement (SCI) in relation to the Planning Committee permitting public speaking. At their meeting held on 14 March 2024, the Planning Committee resolved to allow public speaking in accordance with the ‘Protocol for Dealing with Planning Matters’. The SCI provided the detail of engagement by the Council in relation to planning matters – both for plan preparation as well as for consideration of a planning application as well as pre-application advice. The SCI therefore required amending to address that public speaking had now been permitted.

The opportunity had also been taken to ensure that the SCI was up to date in relation to a number of other matters given the time elapsed since it was last updated. The amendments were identified in the appendix to the report.

AGREED (unanimously) that:

- a) the proposed amendments to the Statement of Community Involvement be approved:
- b) public consultation be undertaken for 6-weeks on the proposed amendments for referral back to Cabinet for adoption; and
- c) Cabinet’s feedback on the nature of applications referred to the Planning Committee be communicated to the Chair of the Planning Committee for consideration.

Reasons for Decision

To ensure the SCI aligns with the Council’s Constitution and ‘Protocol for Dealing with Planning Matters’. To allow consultation to be undertaken on the Draft SCI.

Options Considered

It was not considered appropriate to continue with an unamended SCI following the decision of Planning Committee to allow public speaking.

118 DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT AND PLANNING POLICY WORK PROGRAMME (KEY DECISION)

The Business Manager – Planning Policy & Infrastructure presented a report which set out a proposed Work Programme for 2024/2025. Two Supplementary Planning Documents (SPD), the Affordable Housing SPD and Developer Contributions & Planning Obligations SPD were scheduled for consultation in accordance with the proposed Work Programme at Appendix B to the report. The Planning Policy Board had also agreed that a Solar Energy SPD should be prepared.

AGREED (unanimously) that Cabinet agree the new work programme for Planning Policy set out in Section 2 and Appendix B to the report.

Reasons for Decision

To agree a Work Programme for Planning Policy for 2024/25.

Options Considered

Not applicable.

119 SHERWOOD LEVELLING UP 3 UPDATE - OLLERTON AND CLIPSTONE (KEY DECISION)

The Director – Planning & Growth presented a report which updated the Cabinet on the progress of the LUF 3 Programme, including funding and details of the two place projects at Ollerton Town Centre and Mansfield Road, Clipstone. The Sherwood LUF 3 funding of £19,995,358 was still to be received from the government but forward-funding necessary works were ongoing to ensure delivery remained on track. Details of the various schemes were set out in the report.

AGREED (unanimously) that Cabinet:

a) note and welcome the progress on the LUF 3 projects:

Ollerton

b) to add the requisite budget to the Council's Capital Programme as detailed in the exempt Appendix to cover the full costs of the acquisition and ongoing holding of the former Lloyds Bank Building until such time as the building is absorbed into the delivery of the Ollerton Town Centre LUF 3 scheme;

c) to require presentation to a future Cabinet of a final Business Case for the Ollerton Town Centre Regeneration, including updates on funding, risk, any Council commitments (capital and revenue), programme, delivery route (procurement) and a request to include the project within the Council's capital programme;

d) delegate to the Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth in consultation with the Director – Resources and Director - Planning & Growth, authority to negotiate and enter legal options to purchase in accordance with the requirements of the Council's Acquisitions and Disposals Policy the land holdings required for the Ollerton Town Centre scheme (from Ollerton & Boughton Town Council and Johal Ltd) for the Maximum Offers detailed at Exempt Appendix A, subject to planning permission and a decision from Cabinet to implement the scheme.

e) delegate to the Director - Resources, in consultation with the Director - Planning & Growth, Business Manager - Corporate Property and Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth, authorisation to negotiate and seek formal commitments from Nottinghamshire County Council to secure a financial commitment for the Minimum amount in Exempt Appendix A and Tesco to secure ongoing commitment to the Public Transport Hub and car parking provision for patrons of this development and the wider Town Centre.

Clipstone

f) to require presentation to a future Cabinet of a final Business Case for the Clipstone Mansfield Road Regeneration project (Phases 2 and 3), including updates on funding,

risk, any Council commitments (capital and revenue), programme, delivery route (procurement) and a request to include the project within the Council's capital programme;

g) delegate to the Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth in consultation with the Director – Resources and Director - Planning & Growth authorisation to negotiate and secure ongoing commitments from the Clipstone Miners Welfare Trust to ensure the District Council will have an ongoing role in the governance and management of any new Sports Facility associated with Phase 2 of the Mansfield Road Clipstone regeneration project;

h) delegate to the Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth in consultation with the Director – Resources and Director - Planning & Growth authorisation to negotiate and seek formal commitments from Welbeck Estates for any land purchase or land swap to facilitate Phase 3 of the Mansfield Road Clipstone regeneration project, in accordance with the details provided at Exempt Appendix A; and

i) to add to the Clipstone Road Mansfield budget an additional revenue of £250,000 to allow for further development of the Phase 2 and 3 projects through to RIBA Stage 3. The first £129,000 of this budget shall be funded by the Levelling Up Fund 3 Capacity Funded provided by Government with the residual drawdown (£121,000) being delegated to the Director of Resources & Deputy Chief Executive, in consultation with the Director for Planning & Growth upon receipt of LUF 3 funding from Government.

Reasons for Decision

To allow progression, at pace, the development of the LUF 3 Projects with Development Partners and (prospective) tenants, including all necessary land deals, such that the Council can provide appropriate updates and implementation timelines to Government in order to continue to access the LUF 3 funding.

Options Considered

It remains an option to pause, stop, or reduce the scale of ambition of the LUF3 projects in Clipstone and Ollerton. This continues to be discounted given the desperate need to invest in these communities. The Regeneration Partners, including the District Council, remain committed to delivery notwithstanding the challenge of meeting the grant funding spend deadline of 31 March 2026.

120 NEWARK LONG TERM TOWN FUND UPDATE AND ASSOCIATED FEASIBILITY WORK

The Director – Planning & Growth presented a report which updated the Cabinet on the progress of the Newark Long-Term Town Fund and sought approval of budget to progress feasibility work for the St Marks Project. To receive the investment a long-term plan for Newark and a Town Board was required to be established. The report gave a progress update and identified St Marks as a significant opportunity which could be developed subject to due diligence and detailed feasibility works. Details and costs of this feasibility work were set out in the report.

AGREED (unanimously) that Cabinet approve a revenue budget of up to £145,000 from the Change Management Reserve to progress to the next stage of feasibility

works for the St Marks Project.

Reasons for Decision

To allow the Council to commence detailed feasibility and due diligence on future options to repurpose St Marks for the benefit of the Town.

Options Considered

'Do nothing' approach - It remains open for this Council and the Towns Board to decline the £20m grant available via the LTPfT fund. That is discounted on the basis that this is an opportunity to building upon the Town Investment Plan (2020) and its 9 priority projects and Levelling Up Fund 1 (Newark Southern Link Road). St Marks has been identified as a site which could be repurposed for positive change in the TIP1, the emerging Newark Masterplan & Design Code, and discussions to date with the Newark Towns Board.

121 IN-HOUSE CCTV MONITORING BUSINESS CASE (KEY DECISION)

The Business Manager – Public Protection presented a report which set out the full business case of both revenue and capital requirements for the creation of an in-house CCTV control room to monitor all Newark & Sherwood District Council cameras. The full business case was included as an exempt appendix to the report.

The detailed report gave the background to the proposal covering issues such as the location of the CCTV mast and control room, staffing, data storage and server access and maintenance. Two options were given in the report, to withdraw from the existing partnership and create an in-house CCTV control room or to remain within the existing partnership. Under the first option an application would be made to the Long-Term Towns Fund for capital funding.

AGREED (unanimously) that Cabinet:

- a) approve the creation of a new CCTV Control Centre as set out in the exempt Appendix;
- b) formally give notice of termination to the CCTV Partnership; and
- c) allocate £30k from the Capital Feasibility Reserve in order for the full business case proposal to be developed in line with Towns Fund Requirements and report back to Cabinet on the outcome of such, with detailed financial implications of the Capital costs.

Reasons for Decision

It is recommended that Newark & Sherwood District Council formally give notice of termination to the CCTV Partnership agreement in order to develop an in-house CCTV control room service. The creation of this service will enable both proactive and reactive CCTV monitoring to take place, alongside great service provision for other related areas such as security controls and out of hours. This recommendation directly links to the Community Plan Objective of Reduce Crime and Anti-Social Behaviour.

Options Considered

Remain in the CCTV partnership for the remaining term of the agreement and future agreement extensions.

122 EXCLUSION OF THE PRESS AND PUBLIC

AGREED (unanimously) that, under Section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 3 and 5 of Part 1 of Schedule 12A of the Act.

123 GROWTH INVESTMENT FUND

The Cabinet considered the exempt report in relation to the Growth Investment Fund.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

124 14 MARKET PLACE, NEWARK - FEASIBILITY AND DELIVERY (EXEMPT APPENDIX)

The Cabinet considered the exempt appendix to the report on 14, Market Place, Newark.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

125 SHERWOOD LEVELLING UP FUND 3 UPDATE - OLLERTON AND CLIPSTONE (EXEMPT APPENDIX)

The Cabinet considered the exempt recommendations in respect of the Sherwood Levelling Up Fund 3 Update – Ollerton and Clipstone.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

126 NEWARK LONG TERM TOWN FUND UPDATE (EXEMPT APPENDIX)

The Cabinet considered the exempt appendix to the report on Newark Long Term Town Fund Update.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

127 IN-HOUSE CCTV MONITORING - EXEMPT BUSINESS CASE

The Cabinet considered the exempt business case for the In-house CCTV Monitoring Report.

(Summary provided in accordance with Section 100C(2) of the Local Government Act

1972).

Meeting closed at 7.42 pm.

Chair

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

Document is Restricted



Report to: Cabinet Meeting - 14 May 2024

Portfolio Holders: Councillor Paul Peacock, Strategy, Performance & Finance
 Councillor Matthew Spoons, Sustainable Economic Development

Director Lead: Matt Lamb, Director - Planning & Growth

Lead Officer: Neil Cuttell, Business Manager - Economic Growth & Visitor Economy, Ext. 5853.

Report Summary	
Type of Report	Open Report, Key Decision
Report Title	Newark Long Term Plan for Towns Fund
Purpose of Report	To outline the next steps in progressing the Newark Long Term Plan for Towns funding opportunity including the creation of the required Vision (including alignment with the Newark Town Centre Masterplan & Design Code) and the three-year Investment Plan for 2024-2027 (referred to as the Town Investment Plan 2, TIP2 for ease).
Recommendations	That Cabinet: a) note the update on the Long-Term Plan for Towns Fund for Newark; and b) recommend to Newark Towns Board a number of Newark & Sherwood District Council priority projects and programs we would wish to be considered by them in the preparation of the Newark LTPfT Fund Investment Plan (TIP2), as detailed at paragraph 2.3 of the report.
Alternative Options Considered	The Council do have the option not to accept the opportunity of the Long-Term Town Fund. This has been discounted as an option on the basis that the funding presents another opportunity to work with partners to achieve genuine transformational change for the Newark Community, aligning fully with the objectives of a range of partners and NSDC's own stated objectives within the Community Plan (2023). NSDC also has the option not to promote to the Newark Towns Board any priorities, projects, or programs. This is also discounted on the basis that the Council's priorities and Community Plan has been shaped with many partners and communities and there are a number of projects upon which

	the Council will lead which could deliver genuine, long-term, and legacy transformational change.
Reason for Recommendations	The LTPfT opportunity will allow sufficient funding to unlock a range of outputs and allow the Council to deliver on a range of shared priorities if they are also agreed by the Newark Towns Board and are included in the proposed TIP2.

1.0 Background

- 1.1 In October 2023, the LTPfT was announced by government and fifty-five towns in the UK were identified for an investment of £20m over 10 years to drive ambition and regeneration within Towns. Newark was one of the fifty-five towns identified for this opportunity. To secure this funding, government have stipulated that Newark will need to develop a 10 year Town Plan Vision and a 3 year Investment Plan. Both plans will be shaped and adopted by a Towns Board with mandated representation including community leaders, employers, local authorities and the MP.
- 1.2 In March 2024, Newark & Sherwood District Council took the lead on facilitating the Newark Town Board and its membership. The Newark Town Board was originally set up in January 2020 with on the remit of developing the Towns Fund Town Investment Plan (TIP1) and subsequent submission, in July 2020, for a £25m funding opportunity. The first meeting of the renewed Newark Town Board took place on the 1st March 2024, and then a second meeting on the 28th March 2024. The Town Board now has monthly meetings programmed up to July 2024 to ensure that there is oversight and strategic direction in the creation of the Investment Plan. The Board will continue to operate beyond this submission date on at least a quarterly frequency.
- 1.3 The Government have provided updated guidance on the Town Board membership and sought to ensure that areas make the local Board inclusive. The guidance has stated that the Chair of the Board cannot be an elected representative, and that membership should include strong community presence, as well as participation from the private sector, education and government. The Town Board continues to have memberships which represent a range of stakeholders, including the guidance provided by Government. Mr Tom Cartlegde (Benoy, Nottingham Forest Football Club) has been elected as the Chair of the Board.
- 1.4 The Government have also provided an updated data pack that contains analysis of Newark across a series of statistical measures and identifies why the priorities are recognized. The data pack is open to the public and can be found here; [Newark-on-Trent -local data profile \(publishing.service.gov.uk\)](#) The identified priorities of the Long-Term Town Fund are:
- Safety & Security
 - High Streets, Heritage & Regeneration
 - Transport and Connectivity

- 1.5 The Town Board has identified, as an opportunity to shape its strategic thinking, the Newark Masterplan, the development of which started in September 2023 with adoption anticipated in Summer 2024. The Town Board recognises the synergy between the Town Vision being developed and the TIP2 submission by 1 August 2024. When approved, the Government will release to this Council £1.6m Capital and £0.4m Revenue per annum for 10 years through to 2033/34 subject to submission of three yearly Investment Plans.
- 1.6 Newark & Sherwood District Council is identified as the accountable body for the Long-Term Town Fund and will act as facilitator and secretariat of the Newark Town Board. The Council has a community leadership role in bringing forward the creation of the Vision within the Newark Masterplan, and working with partners to deliver a Town Investment Plan that is agreed by the Board and owned by the Community.

Newark Town Centre Masterplan & Design Code

- 1.7 The Newark Masterplan was jointly commissioned by Historic England and Newark & Sherwood District Council in September 2023. The Masterplan intends on setting out the Vision for the Town, key principles and objectives, a design code, and interventions that may assist in achieving the Vision. The commissioned consultants are undertaking a programme of activity that includes a comprehensive consultation programme enacted in October 2023 to February 2024 that allows the community to shape and influence the creation of the Masterplan. During these dates over 1,500 responses have been received through workshops, questionnaires, and engagement exercises including a market stall presence and involvement with students at the local college.
- 1.8 The Newark Masterplan is due for completion in August 2024, and the substantial Vision will be submitted within the Long-Term Town Fund Investment Plan on 1 August 2024. As of May 2024, the programme for the Masterplan is at the point of testing the draft vision with key stakeholders and reviewing the key themes and objectives with Historic England and Newark and Sherwood District Council. The Newark Masterplan website contain information on the programme, consultation and emerging vision and priorities and can be viewed here: [Newark Masterplan Website](#).

2.0 Option and Recommendations

Long Term Plan for Towns (LTPfT) Fund

- 2.1 In developing the Long-Term Town Fund Investment Plan a long list of programmes and projects is being collated by the Council for appraisal by the Town Board. These interventions will be assessed against the emerging Newark Vision, an economic and social appraisal, community need, project maturity, and a benefit cost ratio. This will allow all the variables to be considered to utilise the grant funding provided to achieve the best outcomes and impact within the designated time. Further the assessment will also consider how the funding can be utilised as leverage for other funding programmes to have a greater impact for the community on agreed projects, this could include future resources from the East Midlands County Combined Authority, Lottery Funded Programmes, and Shared Prosperity Fund.

2.2 Newark & Sherwood District Council would also propose a series of interventions whereupon the Council will lead on the programme or project. The Council has identified the projects through the Community Plan, residents survey and engagement with stakeholders and would therefore propose these projects to the Town Board for investment from the Long-Term Town Fund.

2.3 Council-led projects are at various stages of maturity and are detailed below for:

1. Newark Market Place and Events: the Market Place remains a Jewel In the Crown and has come through strongly as a place where there is potential to encourage greater use, function and activity, including physical, seating, and public realm enhancements. The Market Place is already identified as a site for change as part of the Newark Cultural Heart Towns Fund project, supported by £1.5m capital grant. It is considered that the Council, in partnership or liaison with Newark Town Council, could raise ambitions for transformation change further if additional LTPFT grant funding were made available for both physical change, and a calendar of ongoing events;
2. Stodman Street Phase 2 (St Marks): As detailed elsewhere on this agenda, the St Marks site is identified in need of change and repurposing. Whilst the Council will consider acquisition to secure control (also utilising Towns Fund 1 support) significant additional grant will likely be required to deliver future ambitions.
3. Enhanced CCTV: A detailed feasibility business case has been undertaken in relation to CCTV monitoring and options to bring the service in house in order to deliver significant CCTV improvements. This was presented to Cabinet in December 2023 and the detailed feasibility report returned to cabinet for consideration and approval in March 2023. Cabinet approved the consideration of progressing this project subject to Long Term Town Fund approval and noted the significant benefits this project would offer in tackling crime and anti-social behaviour alongside event co-ordination and management.
4. Creative Spaces and Palace Theatre Transformation: A partnership was developed in early 2024 to design a project that would build, refurbish and reinvigorate spaces for culture and creativity in Newark with a focus on creative industry skills and career pathways. This proposal was approved through a Portfolio Holder decision in March 2024. Partners plan to develop physical and digital spaces in Newark where high-quality activity happens, supporting, developing and retaining technical creative skills. The project will build transformational new dressing rooms and a studio at the Palace Theatre, providing modern accessible facilities for staff and performers, community groups and the NPO-funded theatre participation programme, futureproofing the sustainability and viability of this historic building and cultural hub. Digital cinema equipment will be installed in the theatre, increasing access to world-class arts and community screenings, linking to content created by young people through the other project venues. In the partner venues it will: convert buildings at Newark College into a dynamic digital hub for film/media students, refurbish workshops and create a new music venue in the world-renowned School of Musical Instrument Crafts, and refurbish digital music facilities and recording studio at Magnus Academy for student and community use. Solar-powered lighting will be installed at St Mary's Church, improving and enhancing the ambitious NLHF funded restoration and activity plan.

5. Grant Regimes – Members will be aware that the Council has successfully developed proposals under the Shared Prosperity Fund (SPF) & Rural Prosperity Funds (RPF) between 2022-2025. Projects and programs across 3 thematic priorities (Supporting Business, Community & Environment, and People & Skills) have proven successful in helping local businesses and students thrive. It is recommended that a similar and ongoing grant regime could be created and administered for the lifetime of the LTPfT plans, allowing business and community groups ongoing access and opportunity to bid into funding.
6. Sustainable Public Transport: movements and active travel within and around the Town remain critical to the future success of communities, residents and businesses. The work undertaken on Active Travel and the need for strategic thinking on public transport priorities, penetration, and sustainability will all contribute to creating a future Town which is fit for purpose. Whilst it is accepted that this agenda may be beyond what a single organisation or the LTPfT available budget can achieve it is nevertheless important that any future Plan seeks to address this issue.

2.4 The Council will, in undertaking the role as accountable body for the LTPfT funds, require some capacity funding to facilitate the Town Board, undertake active consultation and communication on the projects, monitor and evaluate the projects and complete the relevant due diligence for government. This is yet to be defined but will be raised, subject to agreement, with the Board. For awareness a similar approach was taken with respect to the Newark Towns Fund where a proportion of funding was set aside to fund project management, program management, and communications.

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 (FIN24-25/1809)

3.1 Detailed financial implications for all projects will be investigated as an integral part of assuring each project's business case. These will be presented for consideration at Cabinet, ensuring a robust approach to the viability and sustainability of each project.

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.

None



Report to: Cabinet Meeting - 14 May 2024

Portfolio Holders: Councillor Paul Peacock, Strategy Performance & Finance
Councillor Matthew Spoons, Sustainable Economic Development

Director Leads: Sanjiv Kohli – Deputy Chief Executive & Director - Resources
Matt Lamb – Director, Planning & Growth

Lead Officers: Neil Cutteli, Business Manager - Economic Growth & Visitor Economy, Ext. 5853
Mark Eyre, Business Manager - Corporate Property, Ext. 5440
Kevin Shutt, Development Manager - Corporate Property, Ext. 5670
Robert Ball, Major Capital Projects Delivery Manager - Corporate Property
Elaine Poon, Town Fund Programme Manager, Ext. 5876

Report Summary	
Type of Report	Open Report (with exempt appendix), Key Decision
Report Title	Newark Towns Fund Update
Purpose of Report	To provide an update and proposal for next steps in the delivery of the Newark Towns Fund Programme.
Recommendations	<p>That Cabinet:</p> <ul style="list-style-type: none"> a) note the report; b) for the Newark Gateway/SiSCLog Towns Fund Project: <ul style="list-style-type: none"> i. agree to pause the Newark Gateway/SiSCLog Towns Fund project until such time as a viable solution for the relocation of Newark Lorry Park and redevelopment of the Newark Gateway site can be presented back to Cabinet; ii. subject to i) above, agree to informing the Newark Town Board of the decision to pause the Newark Gateway/SiSCLog development, noting that the £4.294m of Towns Fund money allocated to this project will be reallocated to existing undelivered Towns Fund projects by Newark Towns Board, as delegated to its Chair and s151 Officer;

<p>Recommendations</p>	<p>c) for the Stodman Street Phase 1 (32 Stodman Street) and Phase 2 (St Marks Place)</p> <ul style="list-style-type: none"> i. subject to approval of the Newark Towns Board Chair and s151 Officer (in accordance with paragraphs 2.3 below), that the Council reallocates the £4.294m as follows: £790,000 towards Stodman Street Phase 1; £310,000 to the Gatehouse and £3.194m of the remaining budget towards a Stodman Street Phase 2, as detailed below; ii. subject to c(i) above, to delegate to the Director - Resources in consultation with the Director - Planning & Growth authorisation to submit a Project Adjustment Form to Government seeking formal authorisation to re-allocate the Newark Gateway/SiSCLog grant to the Stodman Street Phases 1 & 2 and to Newark Castle Gatehouse; iii. approve, subject to c(i) an uplift of the Stodman Street and Newark Castle Gatehouse budgets within the Capital programme by £790,000 and £310,000 respectively; iv. delegate to the Director - Resources and Director - Planning & Growth authority to continue negotiations to establish an appropriate purchase price and funding package for Stodman Street Phase 2 (St Marks Place), subject to c(i) and c(ii) above and subject to a further update to Cabinet on 4 June; <p>d) for the A46 Bypass and the existing Newark Lorry Park</p> <ul style="list-style-type: none"> i. a further report to will be brought to Cabinet on the implications of the A46 Bypass including the specific short and long term impact to the existing Newark Lorry Park as a result of the Bypass.
<p>Alternative Options Considered</p>	<p>The Gateway/SiSCLog scheme is not financially viable at present. A lesser scheme cannot be grant-funded without the relocation of the lorry park. The £4.294m of Towns Fund monies allocated to this Towns Fund project will therefore be retained by government unless recycled by agreement to other Towns Fund projects.</p>
<p>Reason for Recommendations</p>	<p>Stodman Street Phase 1 (32 Stodman Street) remains a key priority for this Council (as reflected in successive Community Plans), the Newark Towns Board, and Government and the reallocation of £790,000 of the £4.294m to deliver due to unforeseen market price rises is considered appropriate. The same is true for the Newark Castle Gatehouse project, for which an additional ask of £310,000 is also required.</p> <p>Stodman Street Phase 2 (St Marks Place) is a key emerging priority for intervention through the emerging Newark Town Masterplan & Design Code and emerging Newark Town</p>

	Investment Plan 2 (TIP2), as detailed elsewhere on this agenda. It is therefore considered appropriate to reallocate the remaining balance of £3.194m of Towns Fund 1 towards the cost of acquisition.
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1.0 Background

1.1 In November 2019 the Government identified Newark as one of the 101 towns that would be eligible to apply for a £25m Town Fund Grant to increase economic growth with a focus on regeneration, improved transport, better connectivity, better skills opportunities and enhanced culture. The Government asked Towns to create a Town Board that was inclusive of partners from the private and public sector and create an Investment Plan for where and how the grant funding would be used. In July 2020 Newark & Sherwood District Council submitted a five-year Investment Plan on behalf of the Newark Town Board that identified ten priority projects. The Investment Plan was approved in May 2021 and the full £25m grant was offered by the Government. The programme of projects included the Air & Space Institute, Construction College, YMCA Community Activity Village, Stodman Street Regeneration, Castle Gatehouse, Cycle Town, Newark Gateway (Sisclog) and Newark Heart Project and required the funding to be spent by March 31st 2026.

1.2 The following Towns Fund projects have, so far, been delivered successfully:

- Air & Space Institute (ASI) - open with students attending courses.
- Construction College Centre of Excellence - operational supporting people into qualifications in gas engineering, plumbing, bricklaying and electrical engineering.
- The YMCA Community Activity Village - complete and fully operational
- The Cycle Town Project - four Brompton Hire cycle hubs are operational

1.3 A number of other Council-led projects are in various stages of development:

- 32 Stodman Street – the demolition phase is in progress, with the build phase to follow shortly.
- Castle Gatehouse – planning permission is secured with a decision on the last remaining grant funding contribution expected shortly via the Heritage Lottery Fund.
- Newark Heart Project – events are ongoing with design and negotiation taking place with Newark Town Council with respect to enhancing Newark Market Place
- Newark Gateway/SiSCLog – work has concluded on the Council’s review of the viability of this project, as detailed below.

1.4 It is also worth noting that whilst funded from the Levelling Up Fund R1, Members will also be aware that work on the Newark Southern Link Road has also started, with completion expected in late 2025.

1.5 The Council therefore has a reputable track record of delivering on government funded projects; whether Towns Fund or LUF. This positions the Council well for its application for Long Term Plan for Towns Fund (LTPpTF)

2.0 Updates and Options

Gateway/SiSClog

- 2.1 The redevelopment of the land surrounding the cattle market was identified as a Gateway opportunity for redevelopment in the original Town Fund Bid. This site currently consists of the existing Lorry Park, and the remaining vacant site of the old Cattle Market. The site has welcomed the recently constructed Air & Space Institute, and a proportion of the northern part of the site will be used for the extension and improvement of the A46 with National Highways. To enable the redevelopment of the remainder of the site, Town Fund Grant was allocated towards creating development plateaus such that key sectors including logistics, manufacturing and engineering could be targeted with a focus on creating a cluster economy. To achieve this the relocation of the Lorry Park was a dependent factor, and Officers have been working with key partners to identify an appropriate site and financial package to secure this. Preferred sites were identified as around the A17/Newark Showground area. Full costing of a new Lorry Park, and an option appraisal were undertaken on each site, which would also allow for an opportunity to increase the capacity of the Lorry Park.
- 2.2 In assessing and appraising the financial return (detailed in the exempt Appendix), with challenging inflationary costs and rates of borrowing there is no current viable option that would yield a financial return to the Council, at very least at the same level of current income and maintain a payment for the required borrowing of development. Officers are therefore recommending that the proposed relocation of the Lorry Park is paused until such a time that the viability of making such a scheme is acceptable. This makes it impossible to redevelop the Gateway between 2024 and the required spend of the Town Fund Grant allocated of £4.4m by March 2026. It is therefore proposed that the Gateway scheme is paused, and the grant allocated is redistributed, in accordance with Town Fund guidance to another identified Town Fund Project.
- 2.3 Newark Town Board are currently overseeing the delivery of the Town Investment Plan with a grant allocation of £25m from the Government. On 27 March 2024 at the Newark Town Board Meeting it was agreed that delegated authority would be given to the Chair of the Board and Section 151 Officer at Newark & Sherwood District Council to undertake Project Adjustment Requests for a repurposing of grant funding to other Town Fund Project(s) if the Council were to decide to pause the Newark Gateway/SiSCLog scheme.

Retained Newark Lorry Park

- 2.4 If a lorry park relocation is not viable at the current time there will be a need to consider how a retained lorry park will operate and perform against the backdrop of the A46 Bypass works. It is expected that the Development Consent Order for the A46 Bypass will be submitted to the Planning Inspectorate within the coming weeks. Once this is submitted there will be inevitable impacts on the lorry park, including loss of land, loss of lorry park spaces (and associated income), and relocation of the existing access/egress to the site. There will need to be compensatory payments and/or physical works undertaken (such as a relocated access for example) by National Highways in mitigation of such impacts. There will also be likely impacts for the Council's landholding and wider town during the implementation of the works. A further report on the A46 Northern Bypass and associated impacts will be presented to a future Cabinet.

Newark Castle Gatehouse

- 2.5 Newark Castle is arguably the town's most iconic landmark with these exciting plans set to open up more of its history and heritage for residents and visitors alike, whilst bringing footfall to the town centre.
- 2.6 The Council will shortly be able to make a public announcement on its NLHF application which, if successful, unlocks Town Fund money to bring the scheme to fruition. The Council recently undertook a tender exercise to identify the design team to lead the delivery of the scheme, with those returns coming back higher than had been forecast – reflecting some of the pricing volatility in the market. It is recommended that the additional fees of £310,000 are allocated from the Town Fund. This is subject to the BCR remaining above 1.4.

Stodman Phase 1: 32 Stodman Street (Former Marks & Spencer's)

- 2.7 The redevelopment of the former Marks & Spencer on Stodman Street is an intervention required to breath new life into the area with a mixed use residential and retail offer. The planning application and Full Business Case were approved in March 2022 and a procurement exercise followed in July – October 2022 to select a build contractor. At that time with increased costs and rising inflation on energy, aggregate, timber, and labour no contractor sought to tender a price on a fixed term contract over 24 months. The Council therefore considered alternative approaches.
- 2.8 In February 2023 a specification for a 2-stage procurement was created with a first contract being let on the demolition with a latter build phase. A contractor was appointed in May 2023 on this 2-stage basis. Demolition works have commenced alongside ongoing and updated tender exercises.
- 2.9 It is clear that a funding gap now exists between the contractor price and previously approved budget detailed within the Capital program. A value engineering exercise is ongoing at the time of writing but there is likely a need for additional grant support of £790,000.
- 2.10 It is recommended that the Council seeks the delegated authority of the Newark Towns Board Chairman and s151 Officer to close this gap with an additional Towns Fund 1 grant, taken from the £4.4m originally allocated to the Newark Gateway/SiSCLog scheme. This would affect the Benefit Cost Ratio (BCR) negatively, but it would still be above 1.4 and thus be an appropriate use of public grant monies.

Stodman Phase 2: St Marks

- 2.11 Members will be aware from the last Cabinet meeting of the Council's interest in the St Mark's Shopping Centre, which occupies a total site area of 3.53 acres (1.43 hectares). The holding is effectively split into 2, a northern portion comprising predominately heritage rich assets and a southern portion comprising a later 1960's intervention. Key anchor tenants include WH Smith, The Works, Barclays New Look, NCP and Poundland.

- 2.12 The St Marks asset has been identified as a key opportunity area for repurposing as part of the Newark Town Investment Plan (TIP1, 2020), emerging Newark Town Centre Masterplan & Design Code, and emerging Long-Term Plan for Towns Fund Investment Plan (TIP2).
- 2.13 Members will be aware of the due diligence works now commissioned. It is considered further work is required in the anticipation that a purchase price can be agreed with the landowner. This will include an ability to call upon a facilities management resource to undertake relevant facility, tenant, and vacancy management of the asset in the lead up to, and initial ownership of the asset should the Council decide to proceed.
- 2.14 Alongside this Officers will continue to explore an appropriate Maximum purchase price and any relevant conditions upon which any offer to purchase should be made. A further report will be provided to the June Cabinet in this regard. This will include an ability to utilise up to £3.194m of re-allocated Towns Fund grant, as detailed above.

3.0 Recommendations

Newark Gateway Project

- 3.1 The development of the land at the Gateway site to Newark is dependent on the relocation of the Lorry Park, and the supporting financial returns that this generates for the Council. At the present time a relocation is not financially viable given the borrowing rates and current development costs.
- 3.2 The recommendation is therefore that the Council pauses the redevelopment of the Gateway and requests that the Newark Town Board (via the Chair and s151 Officer) and Government (via a Project Adjustment Request) that the grant funding is reprofiled as follows:
- (a) £790,000 additional grant towards Stodman Street Phase 1 (32 Stodman Street);
 - (b) £110,000 additional grant to fund additional Architect and Design fees for the Newark Castle Gatehouse and £200,000 for archaeological design impacts
 - (c) £3.194m additional grant towards Stodman Street Phase 2 (St Marks)
- 3.3 The above is also subject to achieving a minimum BCR of 1.4.

4.0 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 (FIN24-25/6703)

- 4.1 The Council has allocated £4.4m (£4.2m Capital, £0.2m Revenue) Towns Fund Grant for Newark Gateway / SiSclog and in turn a relocated lorry park. Due to the none-viability of this scheme as highlighted in the exempt Appendix. Total spending for the Newark Gateway / Sisclog project is £0.106m, the remaining funds of £4.2m Capital and £0.094m revenue will be reallocated as per below:

4.2 The Capital Programme for 2024/25 includes a scheme for the Newark Gateway (SISCLOG) for £4.2m (the capital element of the grant). It is proposed that this be removed and reallocated as follows:

- a) £790,000 if this is to be reallocated to Stodman Street Phase 1, increasing the overall budget to £11,890,000.
- b) £310,000 to Castle Gatehouse, increasing the overall budget to £4,335,150.
- c) With the remaining £3.194m (of which £0.094m is currently revenue) available to progress Stodman Street Phase 2 (St Marks) subject to relevant approvals.

4.3 The changes to the Capital Programme in relation to a) and b) above do not have any further financial implications on the Council.

5.0 Legal Implications

5.1 In accordance with the Council's Acquisitions and Disposals Policy, any future purchase of the St Marks site would be a Strategic Development Acquisition, tested on the basis of final outcomes and a full options appraisal being carried out. The Investment Purposes criteria in the Policy would also be relevant in the short to medium term and should therefore be taken into account before any purchase is finalised. Due diligence requirements for acquisitions are set out in paragraphs 3.2 to 3.5 of the Policy, and any future report proposing acquisition will include the required information or clearly set out reasons for an exception being proposed.

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.

Newark Town Board [website](#) for:

- Town Investment Plan, July 2020
- Stodman Street Committee/Cabinet Reports
- Stodman Street Update – 21 February 2023
- Brownfield Land Release Fund, Stodman Street, 16 June 2021
- 32 Stodman Street Development, 13 January 2021
- Stodman Street Delivery Vehicle, 1 April 2021
- 32 Stodman Street, 20 February 2020

Committee/Cabinet Reports:

- Economic Development Committee – 19 January 2022 – Newark Town Fund Update
- Policy & Finance Committee 27 January 2022 – Newark Town Fund Update and Approvals
- Policy & Finance – 17 March 2022
 - o Towns Fund Update
 - o Cultural Heart Update
 - o Newark Gateway Update
- Economic Development 23 March 2022
 - o Towns Fund Projects Update
- Cabinet – 7 June 2022, Newark Town Fund Update and Lorry Park Relocation Options

Long Term Town Fund Guidance, 2023

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted