



**Castle House
Great North Road
Newark
NG24 1BY**

Tel: 01636 650000
www.newark-sherwooddc.gov.uk

Monday, 6 October 2025

Chair: Councillor P Peacock

Members of the Committee:

**Councillor R Cozens
Councillor S Crosby
Councillor L Brazier
Councillor S Forde**

**Councillor C Penny
Councillor P Taylor
Councillor J Kellas**

MEETING:	Cabinet
DATE:	Tuesday, 14 October 2025 at 6.00 pm
VENUE:	Civic Suite, Castle House, Great North Road, Newark, NG24 1BY
<p>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.</p> <p>If you have any queries please contact Nigel Hill on Nigel.hill@newark-sherwooddc.gov.uk</p>	

AGENDA

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13. Exclusion of the Press and Public	

The Committee will be invited to resolve:-

‘To consider resolving 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 involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.’

Categories of “Exempt Information”

Under Schedule 12A of the Local Government Act 1972 as amended

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes –
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person : or
 - (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

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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, 9 September 2025 at 6.00 pm.

PRESENT: Councillor P Peacock (Chair)

Councillor R Cozens, Councillor S Crosby, Councillor S Forde, Councillor C Penny, Councillor P Taylor and Councillor J Kellas

ALSO IN ATTENDANCE: Councillor N Allen, Councillor P Rainbow and Councillor J Lee

APOLOGIES FOR ABSENCE: Councillor L Brazier

293 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.

294 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

There were no declarations of interest.

295 MINUTES FROM THE PREVIOUS MEETINGS HELD ON 8 JULY AND 15 JULY 2025

The minutes from the meeting held on 8 July and 15 July 2025 were agreed as a correct record and signed by the Chair.

296 PROJECTED GENERAL FUND AND HOUSING REVENUE ACCOUNT REVENUE AND CAPITAL OUTTURN REPORT TO 31 MARCH 2026 AS AT 30 JUNE 2025

The Business Manager- Financial Services presented a report regarding the projected General Fund and Housing Revenue Account Revenue and Capital Outturn Report to 31 March 2026 as at 30 June 2025, forecasting the outturn position for the 2025/26 financial year for the Council's General Fund and Housing Revenue Account revenue and capital budgets. The report detailed performance against the approved estimates of revenue expenditure and income; major variances from planned budget performance; and variations to the Capital Programme for approval; all in accordance with the Council's Constitution.

Members noted a projected unfavourable variance against the revised budget of £0.395m on Service budgets, representing 1.88% of the total service budgets, with an overall favourable variance of £0.303m that would need to be transferred to the General Fund reserve. The HRA accounts showed a projected unfavourable variance on the Net Cost of HRA Services against the revised budget of £0.355m and a reduced transfer to the Major Repairs Reserve of £0.409m. The Council had been fully

compliant with all prudential indicators during the reporting period.

Members discussed performance in relation to recruitment, and queried whether the forthcoming Local Government Organisation (LGR) might have an impact, noting that recruitment could often take a while due to notice periods. The Chief Executive explained that there were pockets of recruitment that had always been challenging but LGR had the potential to give wider employment opportunities for staff. Members emphasised the importance of accurate and responsible communication with staff in the work towards the Reorganisation.

AGREED (unanimously) That Cabinet:

- (a) note the General Fund projected favourable outturn variance of £0.303m;
- (b) note the Housing Revenue Account projected unfavourable outturn variance of £0.409m to the Major Repairs Reserve;
- (c) approve the variations to the Capital Programme at Appendix C;
- (d) approve the Capital Programme revised budget and financing of £55.240m; and
- (e) note the Prudential indicators at Appendix F.

Reasons for Decision:

To consider the forecast outturn position for the 2025/26 financial year for the Council's General Fund and Housing Revenue Account revenue and capital budgets.

To show performance against the approved estimates of revenue expenditure and income; report on major variances from planned budget performance; and report on variations to the Capital Programme for approval; all in accordance with the Council's Constitution.

Options Considered:

Not applicable.

297 QUARTER 1 2025/26 - HOUSING COMPLIANCE ASSURANCE REPORT

The Head of Housing, Health and Wellbeing was in attendance to present the Housing Compliance report for quarter 1 of 2025/26 to the end of June 2025. The report focused on exceptions performance, which is outside the Council's target parameters. During the presentation, Members heard the latest updated performance figures.

Members noted that the Council received a letter from the Government in June 2025 ahead of the introduction of new regulation relating to phase 1 of Awaab's Law, relating to damp and mould, and changes to electrical safety standards from the Autumn, which the Council are already preparing for.

Due to the move to the new Housing Management System, an interim reporting arrangement was in place as the new system was set up for Awaab's Law (Damp & Mould) and the associated reporting arrangements required. When Awaab's Law was in force, the system would report automatically from a specific contractor code that

related only to damp and mould repairs, ensuring accurate information on performance.

AGREED (unanimously) That Cabinet note:

- a) the exceptions to performance of the housing service compliance functions;
- b) interim arrangements for monitoring damp and mould ahead of introduction of Awaab's Law; and
- c) the ongoing actions to improve and maintain performance.

Reasons for Decision:

To provide assurance on the work undertaken to ensure the safety of tenants and compliance with the regulatory standards.

Options Considered:

None

298 COMMUNITY PLAN PERFORMANCE FOR QUARTER ONE - 2025/26

The Transformation and Service Improvement Officer presented a report which detailed the Quarter 1 Community Plan Performance Report for 2025/26.

The report and accompanying presentation highlighted various projects undertaken by Business Units and performance in including re-let times, tenant satisfaction, Active4Today and the National Civil War Centre, and Local Government Re-organisation.

Members discussed the delay in re-letting and rent arrears performance. The Head of Housing, Health and Wellbeing was in attendance and explained the reasons for the performance, as well as measures that had been taken, including re-focusing of teams and appointing an external resource to undertake voids work, to address the delay. Members noted officers were focussed on the performance measures and the anticipated timescales to see improvement.

Members also considered in detail the work experience offer, sickness absence, and enabling Councillors to proactively communicate resources within the District, including activities held at the National Civil War Centre and recycling.

AGREED (unanimously) That Cabinet:

- a) review the Community Plan Performance Report attached as **Appendix 1**;
- b) review the compliance report attached as **Appendix 2**; and
- c) consider the Council's performance against its objectives highlighting any areas of high performance and identifying areas for improvement.

Reasons for Decision:

Performance management is used to drive improvement by analysing data and progress against key activities as well as building a picture of the context of performance using district statistics, customer feedback and workforce information.

Options Considered:

Not applicable.

299 LAND TRANSFER, BOWBRIDGE ROAD - GENERAL FUND TO HOUSING REVENUE ACCOUNT

The Development Manager - Corporate Property was in attendance to present a report which sought approval to transfer the residue land off Bowbridge Road, Newark from the General Fund to the HRA to facilitate the proposed new build development of 5 no large family 4 and 3 bed level access bungalows to meet the local housing need. The land had been held for the purpose of a car park, however was no longer required as the car park had been developed on the rest of the site.

The land had been valued as part of the Council's rolling valuation programme in 2024/25 at a value of £326,400, representing £65,280 per unit. The Cabinet welcomed the proposal, especially the type of housing that was proposed and suggested that parking measures may be required due to the proximity to the hospital and town centre.

AGREED (unanimously) that Cabinet approve to appropriate the land at Bowbridge Road, Newark from the GF to the HRA at the current value of £326,400 with subsequent CFR adjustment of £224,976 and Capital Receipt transfer of £101,424 to enable construction of HRA properties to support the local housing need and meet the Council's business plan objectives.

Reasons for Decision:

To enable construction of 5 no HRA bungalows to support the local housing need.

Options Considered:

The options to dispose of the land to the YMCA and Arkwood Developments Limited were explored, neither of these options were viable and were discounted.

Leave the land in the General Fund for future currently unidentified potential development.

300 HOUSING REVENUE ACCOUNT - HOUSING COMMUNITY CENTRE POLICY

The Director- Housing, Health and Wellbeing was in attendance to present a report which set out the Council's approach to managing Housing Community Centres, financed and supported via the Housing Revenue Account (HRA). The Council had 29 HRA community centres, located across the district either within or adjacent to areas of housing for older people. It was proposed that no charges be imposed for the use of the Council's HRA community centres as it would result in the properties being liable for business rates and to cover this charge, hire costs would have been

prohibitive for many community-based groups across the district.

The Cabinet considered the report noting the importance of spaces within the community where people could take part in various activities.

AGREED (unanimously) That Cabinet:

- a) endorse the Policy;
- b) note that no charges will be levied for the use of HRA Community Centres; and
- c) note the alignment with the Community Plan Ambition Seven *“Be a top performing, modern, accessible Council that get its everyday services right for the residents and businesses that it serves”*.

Reasons for Decision:

To ensure effective management of the Council’s 29 HRA Housing Community Centres.

Options Considered:

Not having a policy in place could result in ineffective management and misuse of valuable community spaces.

301 ANNUAL REVIEW OF EXEMPT ITEMS

The Deputy Chief Executive presented a report to consider the list of exempt business considered by the Cabinet for the period 24 September 2024 to date, and decide which, if any, reports can be released into the public domain.

The Cabinet considered the report, noting the Officer recommendations for the exempt reports.

AGREED that Cabinet note the report, with any items being released into the public domain if considered no longer being exempt.

Reasons for Decision:

To review previous exempt reports considered by the Cabinet over the previous 12 months.

Options Considered:

None, this report is a useful tool in reviewing previous exempt items of business in order to release any into the public domain if considered appropriate.

302 DIGITAL STRATEGY 2025-2028

The Business Manager – ICT and Digital Services and Business Manager- Customer Services, were in attendance to present the Digital Strategy for 2025-2028, including the outcome of the Members Digital Working Group and results of the stakeholders

survey. The new digital strategy, gave a clear strategic direction for our digital initiatives, minimising resourcing and financial risks, ensuring our alignment with other authorities involved in local government reorganisation, and providing our communities with assurance that their needs were central to the development of our digital initiatives.

The Cabinet welcomed the Strategy, particularly the commitment to ensure that no-one in the District would be left behind or unable to access services from the Council.

AGREED (unanimously) That Cabinet:

- a) approve the digital strategy (attached as an appendix) for 2025-2028; and
- b) note the findings of the working group and stakeholder surveys.

Reasons for Decision:

The proposed recommendation is to adopt the new digital strategy, which will offer clear strategic direction for our digital initiatives. This approach aims to minimise resourcing and financial risks, ensure alignment with other authorities involved in local government reorganisation, and provide our communities with assurance that their needs are central to the development of our digital initiatives.

Options Considered:

Extend the existing digital strategy. There is a need to do more than simply extend the existing strategy. The existing strategy is not current and will not sufficiently address community needs or align with central government directives. The expectations of the internal and external stakeholders together with rapid developments in digital technologies enable greater understanding and use of data. This necessitates a fresh strategy.

Take no action and therefore no digital strategy. This is not considered to be an acceptable option.

303 PROGRESSION OF BIODIVERSITY NET GAIN HABITAT BANKS FOR NEWARK & SHERWOOD DISTRICT COUNCIL (KEY DECISION)

The Biodiversity and Ecology Lead Officer was in attendance to present a report identifying existing Council land assets with the potential to be used for the purposes of Biodiversity Net Gain (BNG). Four sites, detailed within the report, map and exempt appendix had been identified for progressions to become biodiversity units. The Cabinet considered the report, noting the work undertaken and the intent to continue searching for possible BNG sites.

AGREED (unanimously) That Cabinet:

- a) note and welcome the updates on BNG and the Council's Land Assets review;
- b) approve the four 'NSDC BNG sites' identified be progressed for the purpose of generating biodiversity net gain (BNG) 'biodiversity units', to be used firstly for NSDC's own planning application BNG obligations; secondly for NSDC supported projects, and finally (and subject to unit capacity) for sale of BNG units to other

third-party developments in discharge of their BNG responsibilities.

- c) approve a revenue budget of up to £25,000 to allow the implementation of the four NSDC BNG sites funded from the Change Management Reserve in 2025/26;
- d) approve a further revenue budget of £45,000 to allow the implementation of the four NSDC BNG sites in 2026/27 funded from the Change Management Reserve;
- e) approve delegated authority be given to the Director - Planning & Growth, in consultation with the Portfolio Holders for Strategy, Finance & Performance and Climate Change & Environment, to enter into necessary legal arrangements to secure the BNG Habitat Banks via the Governments Biodiversity Gain Site Register, including any appropriate habitat(s) to be created, as detailed below; and
- f) agree that a report is brought back to Cabinet prior to NSDC selling BNG units as detailed in recommendation b) above in order to set appropriate BNG unit fees.

Reasons for Decision:

To secure local and responsible BNG Habitats to mitigate the impacts of new developments and to enhance NSDC land-assets and the overall biodiversity of the District.

Options Considered:

NSDC could choose not to enter the BNG market in favour of the national credit route or awaiting a local market for BNG units becoming available. These are discounted on the basis of a need to proactively create a local mechanism to secure BNG enhancements, including demonstrable cost-savings for the Council's own developments.

Meeting closed at 8.20 pm.

Chair



Report to: Cabinet Meeting: 14 October 2025

Portfolio Holder: Cllr Paul Peacock – Strategy, Performance & Finance

Director Lead: Sanjiv Kohli, Deputy Chief Executive / Director - Resources

Lead Officers: Shanade Bradley, Asset Manager, Corporate Property
Lauren Anthony, Senior Surveyor, Corporate Property

Report Summary	
Type of Report	Open Report / Non-Key Decision
Report Title	14 Market Place, Newark
Purpose of Report	To provide an update on the tenancy of 14 Market Place, Newark
Recommendations	<p>That Cabinet approve:</p> <ul style="list-style-type: none">a) the conversion of the designated community space within 14 Market Place, Newark to a commercial use; andb) delegated authority be given to the Deputy Chief Executive/Director - Resources to enter into a future lease once a tenant has been identified.
Alternative Options Considered	Potential tenants such as Lincoln College Group and CVS were considered but ultimately declined due to the space not meeting their operational requirements.
Reason for Recommendations	To ensure the continued utilisation of 14 Market Place as a commercial and residential asset, supporting the Council's town centre strategy and maximising the value of a key property within the Council's portfolio.

1.0 Background

1.1 Newark & Sherwood District Council (NSDC) own 14 Market Place and have sought to develop the unit and bring it back into use as part of the regeneration of the Town Centre. At their meeting held on 10 December 2024, Cabinet resolved to:

- a) note and support the proposed approach to create a usable community space at ground floor and single residential apartment at upper floors for long-lease sale to the market;
- b) approve amending the existing committed Capital budget from £353,000 to £373,000 in order to cover the costs of delivering a) above;

- c) delegate to the Deputy Chief Executive / Director – Resources authority to enter into a lease with the Lincoln College Group (LCG) for use of the ground floor and basement as a Community Information Hub for a minimum period of 3 years and to proceed with the long-leasehold sale of the apartment at upper floors, including the imposition of any necessary service charges for both uses approved;
- d) delegate to the Deputy Chief Executive / Director – Resources authority to include within the terms of c) above a rent-free and service charge free period of 12 months, with rent for subsequent years being jointly sought by the LCG, CVS, and this Council from any revised Newark Long Term Plan for Towns (LTPfT) which shall be capped at a maximum of £9,000 per annum until 31 March 2029; and
- e) subject to c) and d) above being agreed to conclude necessary fit-out costs for the Community Information Hub, providing the envelope remains within the revised capital budget of £373,000.

1.2 NSDC is committed to redeveloping appropriate assets to ensure Newark Town Centre remains a vibrant, attractive, and economically resilient place. A thriving town centre is vital not only for local pride and community wellbeing but also for attracting investment, tourism, and employment. Through the development of the Newark Town Centre Masterplan, the Council is setting out a clear vision to revitalise the area by enhancing public spaces, improving connectivity, and creating opportunities for sustainable growth. A key part of this strategy involves securing the right mix of tenants to meet community needs and drive footfall, while also bringing underused upper floors into residential use to increase town centre living and vitality. The Council is also focused on supporting new businesses to establish themselves in Newark and helping existing ones to grow, whether through tailored advice, access to funding, or collaborative initiatives that make the town centre a place where businesses can flourish.

2.0 Proposal/Details of Options Considered

- 2.1 Since the December 2024 report, discussions have been ongoing with the end users of the community hub part of the building, identified as Lincoln College Group (LCG) and the Nottingham CVS. The two partners had previously agreed to work together to deliver community activities in Newark Town Centre, in line with the proposals in the draft Long-Term Plan for Towns Investment Plan, which is now renamed the Plan for Neighbourhoods. The details of the arrangement, including the financial implications, are included and have been agreed in the December Cabinet report.
- 2.2 In May 2025 after viewing the property and plans both Lincoln College and CVS decided against taking a tenancy at 14 Market Place due to the building not being large enough to incorporate their plans.
- 2.3 With no tenant willing to take the space for a Community Hub the recommendation is to create a useable space on the ground floor and basement which will be leased on commercial terms, with an expected rental income of £8k per annum.
- 2.4 Lease terms will be agreed in line with our current commercial terms and market rents.

2.5 There is no impact, of the change of tenancy, on the upper floor residential works.

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 (FIN25-26/5348)

- 3.1 The project cost is estimated to be within the budget allocation of £373,000, as approved by Cabinet in December.
- 3.2 The projected sale proceeds from the residential units remain unchanged.
- 3.3 In line with paragraph 1.4, annual rental income of £8,000 is expected for the commercial unit. This is an improvement on the previously anticipated £6,000.

Legal Implications – LEG2526/5629

- 3.4 Cabinet is the appropriate body to consider the content of this report. Legal will need to be instructed in relation to the drafting and negotiation of the lease for 14 Market Place.

Economic Growth Implications

- 3.5 The proposal to create a Community Hub at ground floor was explored in depth, and proposals were discussed with Lincoln College Group and CVS to provide a contribution to the rent through the Long-Term Plan for Towns (now Plan for Neighbourhoods). This offer was capped at a rent free and service charge free period of 12 months and subsequent years being a maximum contribution of £9,000 per annum until 31st March 2029. Since LCG and CVS have decided not to progress with the plans for the Community Hub, the proposal for PfN funding to contribute to this project has been withdrawn. Offering the ground floor space to a commercial tenant is acceptable, providing the tenant aligns with the aspirations of the marketplace, as per the Newark Town Investment Plan and the emerging Newark Town Centre Masterplan.

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 October 2025

Portfolio Holder: Councillor Paul Peacock – Strategy, Performance & Finance
Councillor Claire Penny - Sustainable Economic Development

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

Lead Officers: Neil Cuttall, Business Manager - Economic Growth & Visitor Economy
Sarah Husselbee - Economic Grants and Programmes Manager
Bonnie Mitchell - Newark Cultural Heart Programme Manager (Events & Market Place)

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Newark Towns Deal Projects Update
Purpose of Report	To provide an update on the local delivery of the UK Government's Towns Deal programme and the progress made in relation to remaining and completed scheme projects.
Recommendations	<p>That Cabinet:</p> <ul style="list-style-type: none"> a) note the updates associated with the Towns Deal projects, including the revised scheme name of the 'Local Regeneration Fund', as detailed in 1.3 of this report; b) approve an additional revenue budget of £40,000 funded by the Change Management Reserve, towards the design phase of the Newark Market Place improvement scheme (Newark Cultural Heart), as detailed in paragraph 2.10 of this report and; c) approves delegated authority for the Deputy Chief Executive / Director – Resources in consultation with Council's Director - Planning & Growth, for the Council to enter into a varied or new lease agreement via a surrender and regrant with Newark Town Council, as detailed in paragraph 2.14 of the report.
Alternative Options Considered	It remains an option for the Council to decline to participate within the remaining activity associated with the Towns Deal scheme (or newly re-named Local Regeneration Fund), refusing to accept grant funding and deliver final projects. This approach is not recommended as it would represent a missed opportunity to deliver transformative change within Newark.

Reason for Recommendations	To ensure Members are aware of the recent updates and developments associated with the Towns Deal programme, and to support the progression of remaining and live schemes.
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1.0 **Background**

- 1.1 The UK Government's Towns Deal was first announced in November 2019 as £3.6bn fund designed to invest in 100 towns across the country and address the challenges recognised by the Government. The scheme prospectus notes that "Towns do not always have the fundamental building blocks of a strong local economy in place. The evidence shows they can face some significant challenges: an ageing population without the skills necessary to attract new firms; fewer people going on to and returning from higher education, fewer economic opportunities in the surrounding region; and less direct foreign investment than in cities. Growth is held back where this is compounded by poor transport and digital connectivity."
- 1.2 In July 2020, local proposals for scheme delivery were developed by the Council with support from the local governing board, the Newark Town Board. This included the creation of a 2020 Town Investment Plan, setting out the 30-year ambition for programme investment within Newark. Proposals were required to demonstrate long term economic and productivity growth through investment in connectivity, land use, economic assets including cultural assets, skills and enterprise infrastructure. The priority projects identified and approved for Newark were:
- Air and Space Institute - to create new jobs locally and train the next generation of skills-matched aviation professionals with military and civil partners including pilots, engineers and ground staff.
 - YMCA Newark and Sherwood Community and Activity Village - constructing a new state of the art home to sports and leisure facilities, music and art spaces, conferencing, a wellbeing and health delivery service suite, culinary training, an outdoor skate park and an Olympic climbing wall.
 - The Castle Gatehouse project - to enhance the experience of Newark's foremost historical asset and transform the Castle into a major attraction for residents and visitors alike.
 - The redevelopment of 32 Stodman Street (the former Marks and Spencers) - to create high quality Town Centre residential living and new commercial and office space, creating activity and footfall.
 - Newark Cultural Heart - to support increased footfall, dwell time and an enhanced public space through a combination of a) Town Centre events delivery and the animation of spaces and b) Public realm improvements for Newark Market Place.
 - 20 Minute Cycle Town - to work with a range of partners to transform Newark into a '20-minute town', giving people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home.
- 1.3 On 2 September 2025, the UK Government announced the shift from Towns Deal as known to date to become part of the new 'Local Regeneration Fund'. This fund is described as a consolidation of existing local growth capital funds (Levelling Up Fund, Town Deals, and the Pathfinder Pilot) and changes are intended to empower local

authorities, accelerate project delivery and improve value for money. The full amount of funding will continue to be available for all committed projects across the existing LUF 3 and Towns Deal programmes. Changes to projects are expected to be felt predominantly in terms of monitoring, reporting and branding arrangements, as well as flexibility associated with the change control process. Any further updates received regarding the amended scheme will be shared in due course, noting a revised and consolidated Memorandum of Understanding (MoU) will be issued by the UK Government, with a legal review, prior to completion.

2.0 Projects Update

2.1 Several local Towns Deal projects have now successfully completed, and the impact and outcomes of investment continue to be monitored closely by the Council and partners, and reported to the Ministry of Housing, Communities and Local Government (MHCLG). This includes collecting and analysing a range of economic growth and community development related metrics, in both qualitative and quantitative forms.

2.2 There are three projects remaining to complete within the Towns Fund portfolio; Castle Gatehouse, 32 Stodman Street and Newark Cultural Heart, however these projects are now well advanced in their development or delivery. Project progress and risks continue to be monitored by the project teams from a delivery perspective, as well as at a programme level to ensure compliance with funding requirements and key grant deadlines.

2.3 Castle Gatehouse

2.4 The exciting and transformational project will secure the castles future, deliver an improved public access and visitor experience and enhance and protect the surrounding gardens and green space. Following Full Business Case (FBC) approval, the project is progressing well in terms of its delivery, with works starting on site in July 2025. Public consultations took place this summer, with the site now remaining closed until completion. Cabinet may be aware that the project team has experienced delays due to archaeology findings on site however the project remains forecasted to complete by Autumn 2026 and the works timeline will continue to be monitored closely.

2.5 32 Stodman Street

2.6 Activity is progressing on site at 32 Stodman Street, with the scheme expected to be complete in Summer 2026. The project is being carried out in several phases with internal works now within phase 1. The project was previously delayed due to archaeology findings on site; however, activity is now proceeding as expected and risks continued to be monitored by the project team. The commercial units to be delivered as part of the scheme are now being advertised, with positive interest shown to date.

2.7 Newark Cultural Heart

2.8 The Newark Cultural Heart programme comprises both an events and animation project and a public realm improvement scheme for the Newark Market Place. Working together with delivery partners Newark Town Council, Lincoln College Group

and Newark Cultural Consortium, the town centre events, and animation plan was approved by the Newark Town Board Chairs and is underway for 2025/2026. An evaluation of the events programme will also be completed to identify the impact that it has delivered.

- 2.9 In February 2025 the Council commissioned, with the support of delivery partner Newark Town Council, the next stage of design and feasibility work for the Market Place. The Newark Market Place improvement scheme has since progressed to its next stage of development following a Newark Town Council Member briefing on 2 September 2025. In their role as both leaseholders of the space and operators of Newark Royal Market, the Town Council is closely involved in the design process and remain committed to its development. The Town Council agreed the layout of the space and the following design principles within the approved initial design; trees, planting, benches, alfresco dining, market stalls in the central and eastern areas of the Market Place and lighting including catenary wires. This now concludes RIBA stage 2 design and feasibility works.
- 2.10 Due to delays with stakeholder feedback and negotiations on the initial designs, there has been an increased number of design reiterations, with associated cost implications. There is therefore an additional revenue budget requirement of £40,000 to facilitate and conclude the final stage of designs. Future scheme costs, beyond this amount and following final design stages, would then be capitalised and funded by government grant. This remains subject to Full Green Book Business Case (FBC) approval by the Newark Town Board, the Council's Cabinet and the Section 151 Officer, in accordance with assurance processes.
- 2.11 To progress the final designs and feasibility works, the Council will continue to collaborate with key partners and stakeholders including Newark Town Board, Newark Town Council, Nottinghamshire County Council, Historic England and Nottinghamshire Police.
- 2.12 Local Authority Planning consent is not required for the project works, however consent from Nottinghamshire County Council will be necessary to proceed with highway works. Substructure materials and depths will need to be compliant with National Joint Utilities Group (NJUG) standards.
- 2.13 In evolving the design recommendations and feedback, the Town Council has agreed to a revised market layout accommodating 45 semi-permanent market stalls, with flexibility to increase this number with pop-up stalls. Furthermore, as operators of the market service, Newark Town Council will seek to relocate Newark Market for a period of 12 months to allow the Market Place scheme to be implemented.
- 2.14 NSDC is the Landlord of the Newark Market Place, with Nottinghamshire County Council responsible for the highways and footpaths within the space. NSDC leased all of its Market Place demise to Newark Town Council on a 99-year lease agreement which began in April 2015, ending on 31 March 2114. Upon agreement of a final design for the scheme, a varied or new lease agreement via a surrender and regrant between Newark and Sherwood District Council (NSDC) and Newark Town Council is required. At present, NSDC does not have authority to implement any scheme without consent from the Town Council and there would be implications in respect of any works and

the existing repairing obligations. A varied or new lease agreement will need to be finalised with Newark Town Council and include provision for ongoing management, use, maintenance, repairs and standards, roles and responsibilities, and licensing powers. With this in mind, it is recommended that delegated authority is given to the Deputy Chief Executive/Director – Resources in consultation Council’s Director - Planning & Growth, to enter into a varied or new lease agreement via a surrender and regrant for the Market Place with Newark Town Council.

- 2.15 Through the emerging Newark Town Centre Masterplan and Design Code, the Market Place remains a key focus with redevelopment plans being actively shaped. This includes continued resident and stakeholder engagement taking place throughout September 2025. Following on from this, public and trader engagement specific to Newark Market Place is planned for the next design stage of the project and will conclude late 2025.
- 2.16 Key work strands associated with the next steps of the Market Place improvement scheme delivery include finalisation of the lease agreement requirements, final designs and feasibility works and highways approvals, all of which support the development of the FBC. A further report will be brought to Cabinet in early 2026 to seek Cabinet approval for the FBC. Upon FBC approval, government grant funding stipulates a requirement for spend by March 2028.

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.

Legal Implications – LEG2526/8941

- 3.1 Cabinet is the appropriate body to consider the content of this report. The Legal team will need to be instructed in relation to the negotiation and completion of the Lease or variation of Lease with Newark Town Council.

Financial Implications (FIN25-26/5699)

- 3.2 The following budgets are available for the projects mentioned within this report:

Scheme	Total budget	Towns Deal Grant
<i>Capital</i>		
Stodman Street	12,880,000	3,980,000
Castle Gatehouse	6,564,860	3,310,000
Cultural Heart Market Place	3,610,000	3,610,000
<i>Revenue</i>		
Cultural Heart Events	650,000	600,000
Cultural Heart Market Place	201,737	93,737

- 3.3 As shown above, the Cultural Heart Revenue has been increased by £50,000, funded from Plans for Neighbourhoods grant to support the final year of events and evaluation, as approved by the Town Board and Section 151 Officer.
- 3.4 The Cultural Heart Market place funding of £93,737 has been increased by £8,000 from existing revenue budgets, £100,000 Capital Feasibility Reserve and now requires a further £40,000 from Change Management taking the total to £241,737 to complete the feasibility stage.
- 3.5 The full costs of the scheme will be firmed up once the final design stage is complete and the FBC can be approved. At this point, the Capital budget will be accessible.

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.

Levelling Up Fund Round 3

Levelling Up White Paper, 2022

Levelling Up Fund Prospectus and Guidance, 2022

Sherwood Levelling Up Bid, July 2022

Cabinet Report, Levelling Up Submission and UK Shared Prosperity Fund, June 2022

Cabinet Report, Sherwood Levelling Up Fund Update, November 2022

Cabinet Report, Ollerton Hall, July 2023

Cabinet Report, Ollerton Town Centre Regeneration and Bank purchase, December 2023

Cabinet Report, Sherwood Levelling Up 3 Update – Ollerton & Clipstone, March 2024

Cabinet Report, Sherwood Levelling Up 3 Update 2 – Ollerton & Clipstone, June 2024

Cabinet Report, Levelling Up Fund (LUF) 3 Update, July 2024

Cabinet Report, Sherwood Levelling Up, Long Term Plan for Towns Fund and UKSPF / UKRPF Fund Update, November 2024

Cabinet Report, Levelling Up 3 Programme Update, December 2024

Cabinet Report, Levelling Up 3 Programme Update, April 2025

Cabinet

[14 May 2024, papers](#)

[14 May 2024, meeting report](#)

[24 September 2024, papers](#)

[24 September 2024, meeting report](#)

[18 February 2025, papers](#)

[18 February 2025, meeting report](#)

Newark Town Board

[17 July 2020, meeting report](#)

[22 April 2021, papers](#)

[22 July 2021, papers](#)

[26 November 2021, meeting report](#)

[26 November 2021, papers](#)

[17 March 2022, papers](#)

[17 March 2022, meeting report](#)

[15 June 2022, papers](#)

[15 June 2022, meeting report](#)
[17 November 2022, papers](#)
[17 November 2022, meeting report](#)
[15 March 2023, papers](#)
[15 March 2023, meeting report](#)
[1 March 2024, meeting report](#)
[27 March 2024, papers](#)
[27 March 2024, meeting report](#)
[29 April 2024, papers](#)
[29 April 2024, meeting report](#)
[27 June 2024, papers](#)
[27 June 2024, meeting report](#)
[11 September 2024, meeting report](#)



Report to: Cabinet Meeting: 14 October 2025

Portfolio Holder: Councillor Paul Peacock - Strategy Performance & Finance
Councillor Claire Penny - Sustainable Economic Development

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

Lead Officers: Neil Cuttall, Business Manager, Economic Growth and Visitor Economy
Sarah Husselbee, Economic Development Grants & Programmes Manager
Ellie Buchanan, Regeneration Project Delivery Manager (Ollerton Lead)
Lisa Chaney, Major Projects Delivery Manager (Clipstone Lead)

Report Summary	
Type of Report	<p>Open Report/Key Decision with Exempt Appendix</p> <p>The appendix to this report contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 under which the Committee has the power to exclude the press and public if it so wishes.</p> <p>It is considered that the need to treat the information in the appendix to this report as exempt outweighs the public interest in disclosure because it contains information which is commercially sensitive financial details.</p>
Report Title	Sherwood Levelling Up Fund (LUF) Programme Update
Purpose of Report	To provide an update on the Sherwood Levelling Up Fund 3 (LUF 3) programme, and to present key recommendations to Cabinet to enable ongoing delivery of the Ollerton and Clipstone regeneration projects.
Recommendations	<p>That Cabinet:</p> <p>a) notes the updates associated with the LUF 3 programme including the revised name of 'Local Regeneration Fund', as detailed in 1.4 of the report;</p> <p><u>Ollerton Project</u></p> <p>b) approves a budget to be added to the Council's Capital Programme in 2025/26 to finance the acquisition of the Forest Centre unit, funded by UK Shared Prosperity Fund grant, and LUF 3 grant, in advance of securing planning permission and Full Business Case (FBC) approval, as noted in paragraphs 1.11 and 1.12 of the report. In addition, a revenue budget of £40,000 was required to retain the unit until demolition. The full costings are contained within the Exempt Appendix;</p>

	<p>c) to delegate the finalisation and execution of the Agreement for Lease (and any other associated legal contracts required) with Ollerton and Boughton Town Council, in advance of securing planning consent, but upon completion of Heads of Terms, to the Director - Planning & Growth, as noted in paragraph 1.15 and 1.16 of this report;</p> <p>d) approves a commitment to the Change Management Reserve of £1,225,000 and £105,000 from Capital Receipts towards the Ollerton Regeneration scheme, in accordance with paragraph 1.17; and</p> <p>e) approves a budget of £682,746 to be added to the Capital Programme in 2025/26, financed by LUF 3 grant, to fund RIBA 4 activities, in advance of securing planning consent and finalisation of legals, but following FBC approval, as noted further in paragraph 1.20.</p>
Alternative Options Considered	<p>It remains an option for the Council to refuse to accept any future grant towards the scheme or decide not to proceed with programme delivery. This approach is not recommended as it would represent a missed opportunity to deliver genuine and impactful transformative change in the communities of Ollerton and Clipstone.</p> <p>Without the establishment of further budgets for Ollerton in advance of planning approval and FBC approval, delivery risk is elevated, particularly regarding LUF funding timescales. This would result in the potential loss of community and partnership momentum, and increased costs due to further delays.</p>
Reason for Recommendations	<p>To ensure Members are aware of the recent updates and developments associated with the LUF 3 programme, and to enable ongoing progression of the Ollerton scheme for delivery within potential Government timescales. Without access to further funding, there is an elevated risk that the project is unable to meet spend timescales detailed within this report.</p>

1.0 **Background**

- 1.1 Cabinet will re-call that in Autumn 2022, the Council was notified by the UK Government of the 'in-principle' award of £20m Levelling-Up 3 (LUF 3) grant funding to support the delivery of the 'Shaping Sherwood's Revival scheme'. The £20m funding is set to deliver two key district regeneration schemes including the redevelopment of Ollerton Town Centre and an enhanced commercial (Phase 1), sports (Phase 2) and education (Phase 3) offering located at Mansfield Road, Clipstone.
- 1.2 At the time, the LUF 3 grant was awarded on the basis that a series of validation checks would be undertaken by the UK Government, to assess the alignment of local proposals to the scheme objectives. As reported previously to Cabinet, this validation and sign-off process was paused due to the General Election in 2024, meaning the council received formal confirmation of LUF 3 funds (with a revised spend deadline of March 2028) more recently, in April 2025.

- 1.3 Both project teams are able to demonstrate progress against the Ollerton and Clipstone schemes due to the provision of government funded programme capacity funding as well as forward funds agreed by Cabinet, in advance of the MoU and LUF 3 monies. It is positive to report that forward funds have now been replaced through LUF 3 grant paid to the Council, earlier this financial year.
- 1.4 On 2 September 2025, the UK Government announced the shift from the LUF programme as known to date, to become part of the new 'Local Regeneration Fund'. This fund is described as a consolidation of existing local growth capital funds (Levelling Up Fund, Town Deals, and the Pathfinder Pilot) and changes are intended to empower local authorities, accelerate project delivery and improve value for money. The full amount of funding will continue to be available for all committed projects across the existing LUF 3 and Towns Deal programmes. Changes to projects are expected to be felt predominantly in terms of monitoring, reporting and branding arrangements, as well as flexibility associated with the change control process. Any further updates received regarding the amended scheme will be shared in due course, noting a revised and consolidated Memorandum of Understanding (MoU) will be issued by the UK Government, with a legal review, prior to completion.

Ollerton Project

Design Updates

- 1.5 Following the most recent update to Cabinet in April 2025, the Ollerton Regeneration scheme has progressed through the Royal Institute of British Architects (RIBA) Stage 3 Developed Design stage, creating a fully integrated design ready to submit to planning and to progress into the next stage (RIBA Stage 4). It is anticipated that the project will submit the planning application in October 2025, following Full Business Case (FBC) approval.
- 1.6 Ensuring that the FBC is robust and that the scheme being designed is affordable, has been the key foundation of this project, and the underlying root to the design decisions made to date. As reported to Cabinet previously, final match funding needs remain outstanding, largely due to the withdrawal of Nottinghamshire County Council from the scheme (and subsequently their significant capital contribution).
- 1.7 In order to ensure the project is financially viable and FBC approval can be obtained, the project team have explored all options to reduce costs on the layout whilst balancing the project's overarching objectives. This includes a series of design changes and a focus to improve access to public services and create additionality within the town centre. The changes made to project scope due to their cost saving benefits include:
- I. The removal of the eastern connectivity, from the centre of the development to Sherwood Drive.
 - II. Separation of the cinema and café building block from the public sector hub building, also incorporating the SME space and retail units fronting Forest Road.
 - III. Reducing part of the main building containing the public sector hub space from two-storey in height to ground floor only. The retail units and SME space fronting Forest Road will remain as two-storey.

IV. Phasing the construction of Building 2, which contained the food and beverage unit and the retail units. Building 2 will, however, be included within the planning application for outline consent, with the remainder of the site being submitted for full consent.

1.8 An exhibition of the final designs was held for the Ollerton community on 11 September at the Town Hall, with members of the project team and the Town Council present, to answer any questions in advance of submitting the planning application. The final visuals have also been shared on the council's website.

1.9 A Member's Briefing Session is also scheduled to present the final plans following Cabinet (14 October), and in advance of submitting the planning application.

Forest Centre Acquisition

1.10 The project involves the acquisition of the Forest Centre (alongside the Town Hall and former Lloyds Bank) within the project's land assembly. The full details for paragraphs 1.10 and 1.11 are contained within the Exempt Appendix.

1.11 It has been recommended (within existing delegated powers) that any further UKSPF/REPF funds that may become available within the 25/26 financial year, will be used to finance the Forest Centre purchase, or other Ollerton scheme expenditure, in replacement for LUF grant, due to UKSPF/REPF funding timescales, and to demonstrate effective use of funds.

1.12 It should be noted that the above recommendation would result in the Council purchasing the Forest Centre unit, in advance of obtaining planning permission, and FBC approval. This recommendation would supersede a previous decision taken by Cabinet in June 2024, where it was agreed that further scheme budgets would not be established within the capital programme, until the planning permission is granted, the FBC is approved, and the completion of land acquisitions.

1.13 The Forest Centre will be secured and managed as a vacant unit by the Corporate Property team (similarly to the former Lloyds Bank unit), as part of their commercial portfolio, until demolition. It therefore remains a risk that should the project not progress due to any unexpected changes in local appetite to deliver the scheme, Newark and Sherwood District Council will need to explore alternative uses for both units, factoring in significant refurbishment and renovation costs. This is considered a low risk, given Newark and Sherwood District Council's unwavering commitment to the Ollerton scheme, and desire to see this transformational project realised.

Ollerton and Boughton Town Council

1.14 Ollerton and Boughton Town Council (OBTC) remain fully committed and engaged with the development of the scheme, confirming this at their Town Council meeting on 12 June 2024. OBTC are actively involved in ensuring the space within the new public hub is suitable for their needs, and that of their community.

1.15 Upon commencement of RIBA 3 activities, instruction was given to secure OBTC agreement through a formal set of Heads of Terms, providing further detail and clarity on their space, terms and service charge contributions. It is recommended that Cabinet delegate the finalisation and execution of the Agreement for Lease with OBTC (and any other legal agreements needed) to the Director of Planning and Growth. This would be

completed following agreement of the Heads of Terms, and in advance of securing planning consent, to mitigate further delays. This is an amendment to a previous cabinet decision which stipulated finalisation of legals in advance of the planning application submission. This change in approval is sought to mitigate further delays and prevent a bottleneck in the projects progress due to the execution of legal documents.

- 1.16 The Agreement for Lease will be conditional on securing planning consent; execution of the construction contract; and delivery in accordance with Government grant conditions and in line with the agreed Heads of Terms

Business Case

- 1.17 Over recent months, the project team has continued to explore various opportunities to reduce project scope to create cost savings as much as reasonably possible, as detailed in the design change section. However, restricting the scheme further would impact on the project's core objective to deliver transformational change for the town centre and create improved access to services for the community. Revised project costings are contained within the Exempt Appendix. The project team has worked with key stakeholders to secure funding to meet this forecasted budget, however, there remains a projected financial shortfall in the FBC of c£1,330,000 (based on current estimated construction costs). The estimated scheme costs assume that for the proposed cinema, the operator will be responsible for all costs and the management of an internal fit out, with the Council only providing a building to 'shell' specification (a bare brick finish). No financial budgets have been included within the estimated project costs for any other internal fit outs, such as sound proofing, equipment, furniture and decorative finishes.
- 1.18 It is therefore recommended that Cabinet approves a financial contribution towards the Ollerton Regeneration scheme, to close the estimated forecasted scheme budget shortfall, financed through:
- £105,000 - Ollerton Hall Capital Receipts
 - £1,225,000 - Change Management Reserve
- 1.19 In addition to all other capital funding required to deliver the scheme, (with the exception of the proposed forward funding requests, including those noted in recommendations b and e of this report), the budget of £1,330,000 would be added to the Capital Programme, subject to planning consent being secured, the FBC being approved following previous delegated authority, and the finalisation of the necessary legal agreements.
- 1.20 For the avoidance of doubt, without a solution to the financial gap of £1,330,000, the FBC cannot be signed off. This would very likely cause significant delays to the programme which could result in the project not being able to defray the LUF 3 grant by March 2028 and limit project delivery.

RIBA 4

- 1.21 In addition to budget required for the purchase of the Forest Centre, a capital budget of £682,746 is required to progress scheme delivery, through RIBA Stage 4, to meet the overall March 2028 funding deadline. These costs would be financed by LUF 3 grant.

- 1.22 RIBA Stage 4 focusses on developing the technical aspects of the designs to produce the detailed drawings required by the construction team. This capital budget is required in advance of confirmation of planning permission, however, would not be set up within the capital programme until FBC approval is obtained.
- 1.23 It is recommended to progress with RIBA Stage 4 works following approval of the FBC but in advance of planning consent, to help mitigate further delays on the programme and upon the project's ability to defray the LUF 3 grant (now known as the Local Regeneration Fund), by March 2028.
- 1.24 The project team continues to work closely with key partners to identify any additional grant funding opportunities that may become available towards the scheme, with the view that there is potential to re-engineer further added value back into the scheme.

Clipstone Project

- 1.25 The Clipstone regeneration scheme, located on Mansfield Road, continues to operate in 3 core phases, aiming to provide employment opportunities through the development of commercial units at the Clipstone Holdings Site (Phase 1), an enhanced sports and leisure facility (Phase 2) and an improved educational and visitor offering at Vicar Water Country Park (VWCP) (Phase 3). Updates with each of the three phases include:
- 1.26 Phase 1 - Tenders for the main construction contract closed on the 26th September 2025 with 13 companies attending the site visit. The start of works on site is programmed for January 2026.
- 1.27 Phase 2 - The Council continues to work in partnership with Clipstone Miners Welfare Community Trust (CMWCT) to support delivery of the proposed new sports and leisure offering. Subject to project development and future agreement by the Council this would entail a grant award from the Council to the CMWCT to passport LUF grant and any other agreed scheme contributions. This scheme is being delivered through a land swap transaction with Welbeck Estates, the Colliery landowners. Welbeck are providing CMWCT with 10.2ha of Colliery land to the South East of the Headstocks in exchange for the current CMWCT land at the Lido site in Clipstone. This would allow the Miners Trust to expand their sports provision offer at the former Colliery site and provide Welbeck land for housing development at the Lido site. This deal is subject to both proposed developers receiving planning permission, expected Autumn 2025, in addition to CMWCT acceptance of NSDC and government grant conditions for funding to be released. These conditions remain subject to project development to ensure all deliverability aspects of any potential future grant can be met.
- 1.28 Phase 3 - This phase provides an enhanced visitor centre, café and Rangers' facilities, with improved wayfinding within Vicar Water Country Park (VWCP). Planning submission is expected early 2026 with development commencing summer 2026. Negotiations continue with Welbeck estates regarding the Council buying out the current lease for VWCP.
- 1.29 A full report detailing progress made, updated programme timelines and costings will be presented to the next Cabinet meeting, scheduled 11 November 2025.

2.0 **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.

Legal Implications - LEG2526/1834

- 2.1 The execution of a memorandum of understanding by Government for any funding streams noted within this report would provide assurance to the Council regarding funding commitment, although it does not create a legal obligation.
- 2.2 Cabinet is the appropriate body to consider the content of this report.

Financial Implications (FIN25-26-944)

Ollerton

- 2.3 Since the report to Cabinet in June 2024, the following budget is available for revenue to take the project up to RIBA 4. The increase from the previously reported £394,559 to the £1,206,559 below have been met from both Shared Prosperity Fund (UKSPF) and from the LUF Grant. Full Financial Implications are located within the Exempt Appendix.

Revenue and funding sources	£
NSDC Reserves	23,255
Third Party Contribution	5,000
UKSPF	511,650
S106	31,654
LUF Grant	635,000
Total Revenue	1,206,559

- 2.4 The holding costs for the property are expected to be in the region of £40,000 (revenue) depending on the time the property is held before the capital works start. This can be built into 2026/27 budget process.
- 2.5 It is also recommended that a budget be made available in 2025/26 to progress scheme delivery, through RIBA Stage 4. This will only be spent once the FBC approval is in place but will need to be available in advance of planning permission and finalisation of Legals. The Capital budget of £682,746 is required and will be financed by the LUF grant.

Clipstone Phase 1

- 2.6 Budget is available in the Capital Programme and profiled assuming the start on site in January 2026. The current year budget and progress updates are included in the quarterly budget monitoring reports.

Clipstone Phase 2 and 3

- 2.7 Since the June 2024 report, the following revenue funding available for Clipstone. The increase has been met from additional capacity funding and LUF Grant.

Revenue	Clipstone Phase 2/3
UKSPF	31,377
Capacity Funding	255,000
LUF Grant	321,000
Total Revenue	607,377

- 2.8 Any updates to be made to the Capital budget request and funding will be reported to Cabinet in November 2025.

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.

Levelling Up Fund Round 3

Levelling Up White Paper, 2022

Levelling Up Fund Prospectus and Guidance, 2022

Sherwood Levelling Up Bid, July 2022

Cabinet Report, Levelling Up Submission and UK Shared Prosperity Fund, June 2022

Cabinet Report, Sherwood Levelling Up Fund Update, November 2022

Cabinet Report, Ollerton Hall, July 2023

Cabinet Report, Ollerton Town Centre Regeneration and Bank purchase, December 2023

Cabinet Report, Sherwood Levelling Up 3 Update – Ollerton & Clipstone, March 2024

Cabinet Report, Sherwood Levelling Up 3 Update 2 – Ollerton & Clipstone, June 2024

Cabinet Report, Levelling Up Fund (LUF) 3 Update, July 2024

Cabinet Report, Sherwood Levelling Up, Long Term Plan for Towns Fund and UKSPF / UKRPF Fund Update, November 2024

Cabinet Report, Levelling Up 3 Programme Update, December 2024

Cabinet Report, Levelling Up 3 Programme Update, April 2025



Report to: Cabinet Meeting: 14 October 2025

Portfolio Holder: Councillor Simon Forde – Climate & the Environment

Director Lead: Matt Finch, Director – Communities & Environment

Lead Officers: Matthew Norton – Business Manager – Planning Policy & Infrastructure
Nick Law – Biodiversity & Ecology Lead Officer

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Nottinghamshire & Nottingham Local Nature Recovery Strategy (LNRS) – Final for Publication
Purpose of Report	To inform Members of how the County Council’s LNRS development team have responded to the Council’s previous consultation response.
Recommendations	That; a) The Council raises no objection to the proposed Nottinghamshire & Nottingham Local Nature Recovery Strategy being published: and b) Officers prepare any guidance necessary regarding usage of the LNRS in relation to planning development and the preparation of biodiversity net gain assessments.
Alternative Options Considered	None, as a Supporting Authority it is considered important that the Council informs the County Council’s LNRS team whether it intends to object or not to the publication of the LNRS.
Reason for Recommendations	Officers consider that the LNRS proposed for publication is sufficiently acceptable and when published will be a consideration when plan making and therefore has relevance in respect of Ambition 6 of the Community Plan.

1.0 Background

- 1.1. In the report presented to Cabinet on 10 June 2025, officers informed Members of the production and consultation on the Nottinghamshire & Nottingham Local Nature Recovery Strategy (LNRS) being prepared by Nottinghamshire County Council and sought approval for the District Council’s response to the final draft.

- 1.2. The report informed members of the process for adoption of the LNRS and provided evidence of the Council's engagement with the process as a Supporting Authority. This has involved attendance at in-person and online events and workshops. As part of this process officers raised several issues with the County Council's LNRS team at the Supporting Authority consultation draft LNRS stage (March-April 2025), prior to undertaking a wider public consultation on the draft LNRS. However, officers considered these issues were resolvable prior to the final LNRS document being published and therefore no objection to publication of the draft LNRS for public consultation was raised.
- 1.3. The County Council's LNRS team subsequently responded to the concerns raised by officers and Appendix B of the June Cabinet Report formed a proposed further response from the Council, with a recommendation that Council approve this response. Cabinet subsequently approved the response in their decision on 10 June 2025. The response was then sent to the County Council.
- 1.4. Following the close of the public consultation on the draft LNRS, the County Council's LNRS team made amendments to the LNRS and following an update to the County Council's Place Scrutiny Committee on 10 September, sought Cabinet approval (on the same day) for the amendments, thereby enabling the final version to be sent to the Supporting Authorities for the statutory 28-day pre-publication period. They received Cabinet approval and on 22 September the District Council received a copy of the LNRS proposed to be published. Supporting Authorities have a right to object to the publication of the final LNRS according to specified criteria so long as this is made before 21 October 2025.
- 1.5. In setting out the timeline for the production and publishing of the LNRS, the report highlighted how the proposed publication date did not align with the Council's Cabinet timescales. Therefore, it was recommended that the Portfolio Holder, following consultation with the Planning Policy Board, should comment on the final LNRS, setting out whether the Council objects or not to the publication. Subsequently, there has been slippage in the County Council's LNRS team's target timings and the new timelines set out in the preceding paragraph are such that it has been possible to return to Cabinet via this report and for Cabinet to make this decision.

2.0 Proposal/Details of Options Considered

- 2.1. The consultation response approved by Cabinet on 10 June 2025 highlighted how there were still areas of concern. How the County Council's LNRS team have responded to these are discussed below.

Overlap with Existing Built Development

- 2.2. This was mainly in connection with the buffering approach that had been taken in relation to watercourses. Whilst officers still consider that this is visually misleading, they acknowledge that to map otherwise would be extremely time consuming and with use it should become evident that this layer can be used pragmatically. Therefore, whilst not ideal, this is not considered to be of sufficient concern to warrant an objection to the LNRS being published.

Poor Representation of Grassland Measures

- 2.3. The additional areas that officers proposed should be mapped under relevant grassland measures were reviewed by the LNRS team and with a few exceptions were accepted. Those that were rejected were discussed, and the Biodiversity and Ecology Lead Officer was happy to accept the small number of rejections.
- 2.4. Accepting these rejections was helped by the fact that the LNRS team proposed additional areas to those that officers had proposed. As part of the ongoing consultation between officers and the LNRS team, areas they had proposed adjacent to the A46 were subsequently removed because of potential unnecessary conflict with the proposed A46 improvements.
- 2.5. Others had also raised concerns regarding the paucity of grassland measures and in response the LNRS team has added similar additional areas outside of our District applying the same methodology officers used for their proposed additional areas.

Wet Woodland Layer

- 2.6. Officers continuing concerns regarding the wet woodland layer were addressed by an acknowledgement from the LNRS team that in the draft Statement of Biodiversity Priorities an unfortunate 'cut and paste' error had occurred, and the wrong Potential Measures had been pasted alongside the Codes for Woodland Priorities and Potential Measures. This has now been corrected satisfactorily.

Relationship with Biodiversity Net Gain

- 2.7. Officers had raised detailed concerns with the LNRS team regarding this matter with the conclusion that the lack of correlation in the terminology for habitats used in the LNRS documents and the Statutory Biodiversity Metric and UK Hab habitat classification system would potentially result in additional burdens for those completing and reviewing BNG calculations.
- 2.8. In response, the LNRS team have produced a draft supporting document to provide guidance. The Biodiversity and Ecology Lead Officer provided a framework for the document and has commented on drafts. The LNRS team have decided to not include this as an Appendix to the final published LNRS (as was initially intended) but to provide it as a separate guidance note. The reason for this being that there is likely to be a need to amend this guidance following its initial use. This is considered by officers to be a reasonable and pragmatic approach. The draft guidance is still being consulted on, and officers continue to provide advice on its development. Therefore, it is considered that this matter is resolved.

Potentially Misleading Paragraph in Section 2.3 of the draft Statement of Biodiversity Priorities

- 2.9. We note that there has been no amendment or discussion regarding this. However, officers consider this is not of sufficient importance to warrant an objection to publication of the LNRS.

Additional Item

- 2.10. In addition to the grassland areas, following responses from the online survey and a specific landowner request an additional site encompassing several land parcels has been mapped for grassland and woodland measures at Lowfield Lane, to the south of the approved Lowfield Lane development. Officers have considered this and concluded that this was acceptable.

Proposal

- 2.11. Whilst officers still retain some concerns regarding implementation of the LNRS and its potential effects on officer workloads when reviewing biodiversity net gain calculations, their advice to Council is that any remaining concerns are not sufficiently material to justify an objection to the final LNRS being published. Therefore, it is recommended that Cabinet approves publication of the final LNRS, and this should be conveyed in writing to the County Council before 21 October 2025.
- 2.12. Officers will now consider whether the Council should publish its own guidance regarding usage of the LNRS in relation to planning development and the preparation of biodiversity net gain assessments.

Other Options Considered

- 2.13. As highlighted in the 10 June 2025 Cabinet report, as a Supporting Authority, the District Council has a regulatory role to play in the production of the LNRS and in authorising the publication of the final Nottinghamshire & Nottingham Local Nature recovery strategy. Officers consider that they have engaged extensively with the process, and at this concluding stage there are no valid reasons to object to publication of the final LNRS.

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: FIN25-26/3273

- 3.1. No financial implications identified.

Legal Implications - LEG2526/2993

- 3.2. In the 10 June 2025 cabinet report the District Council's regulatory role regarding production of the LNRS was identified along with the need for a final decision on whether to object to publication of the final LNRS to be delegated. As discussed above, this need for a delegated decision is no longer required.
- 3.3. Cabinet is the appropriate body to consider the content of this report

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 October 2025

Portfolio Holder: Councillor Simon Forde - Climate & the Environment

Director Lead: Matthew Finch, Director - Communities & Environment

Lead Officers: Danielle Davies, Environmental Development Officer
Ashley Kitchen, Street Scene Manager

Report Summary	
Type of Report	Open Report / Non-key decision
Report Title	Green Gateways Update
Purpose of Report	To update on the Council's 'Green Gateways' commitment contained within the Community Plan; to update on the pilot undertaken in 2025 and to put forward a proposal to successfully deliver more sites within the district.
Recommendations	<p>That Cabinet:</p> <ul style="list-style-type: none"> a) note the findings and lessons learned from the pilot initiative to green entrances and exits to towns and villages in Newark & Sherwood in line with the aspiration set out within the Community Plan; b) agree that officers try to identify a further five towns and parishes for inclusion in the initiative in 2025/26 and in subsequent years through to Local Government Reorganisation in 2028; c) agree that Newark & Sherwood District Council will absorb the labour costs for the planting initiatives within existing resources, but costs associated with the purchase of plants, seed and bulbs is met by the Town and Parishes, as well as the cost of their future maintenance either via the Town and Parish or VIA; and d) give approval for one-off costs of £8,606 to fund a rotavator and bowser be agreed, as well as an annual cost of £1,034 for access to a water rental, with both to be from within the Environmental Services budget, to enable future delivery of the project.
Reasons for Recommendations	The pilot scheme demonstrated that green gateways with wildflowers will enhance biodiversity in towns and villages in line with the Community Plan, but ongoing success depends on having appropriate resources and a commitment to a future maintenance plan.

1. Background

- 1.1 As part of Newark and Sherwood District Council's new Community Plan, options to explore green gateways falls under 'Objective 1: Improve health and wellbeing'. The idea being to not only enhance biodiversity in more urban areas, but it will also create a more welcoming environment for residents and visitors across the district. In turn, this will have a positive impact on people's health and wellbeing.
- 1.2 To better understand the scale of this initiative, there are seventy-six parish councils (**Appendix A**) within the district serving three towns and numerous villages with the majority having entrances that would benefit from enhancement.

2. Project Objectives

- 2.1 To explore options and costs in enhancing the natural environment at entrances into towns and villages within the district to increase biodiversity and improve residential and visitor wellbeing.

3. Pilot Scheme

- 3.1 Before proceeding with a full-scale rollout of green gateways, it seemed sensible to conduct a trial phase to assess the initiative's feasibility and effectiveness. To ensure a representative sample, the parishes of Bilsthorpe, Blidworth, and Boughton were selected for the pilot scheme. The locations were chosen as they encompass a range of housing types and settings: Blidworth and Boughton sites are both in more rural areas, while the Bilsthorpe site neighbours a newer development. This selection will provide valuable insights into how the green gateways perform and are received in varying contexts, helping to tailor the approach for broader implementation.

3.2 Green Gateways: Process Overview

A. HM Land Registry Checks

It is essential to conduct HM Land Registry checks (**Appendix B**) to confirm ownership of the land identified by Newark and Sherwood District Council for the green gateways initiative. A significant portion of the land along the approaches to town and village entrances is owned by Nottinghamshire County Council (NCC) and maintained by Via East Midlands (Via). Additionally, some areas may be owned by local parish councils, who, if they do not manage the maintenance themselves, will receive funding from Via to oversee upkeep on their behalf.

- I. For land owned by NCC, approval for planting should be obtained through Via.
- II. For land that has 'no register' and is maintained by Via, approval for planting should be obtained through Via.
- III. For land owned by the parish council and maintained by Via, approval for planting should be obtained through Via and the parish council.

- IV. For land owned and maintained by the respective parish, approval for planting must be obtained from both the parish council and Via. In cases where Via funds the parish council for maintenance, the responsibility may shift back to Via in the future. It will be important to establish a clear maintenance schedule to ensure it is manageable for Via's team.

B. Visual Illustrations

To help visualise the desired outcomes at various entrances, Via requested visual illustrations. These sketches also assist parish councils in understanding the final result at proposed locations and are included in the maintenance schedule to inform teams of new planting at these sites.

- I. Professional visualisation sketches were created for two areas in Coddington and Edwinstowe by the previous Street Scene Manager. A landscape designer visited both sites to measure and assess the ground before developing concept designs based on the Manager's suggestions (**Appendix C**).

In a follow-up discussion, the landscaper recommended removing certain elements. For example, on Beckingham Road in Coddington, he advised against planting trees near the hedge by the play park. For the rain gardens on Ollerton Road in Edwinstowe, he suggested that the proposed Sustainable Drainage Systems (SuDS) weren't necessary and that plant species tolerant of both wet and dry conditions would suffice. The site at Coddington did not form part of this round of wild flowering as it was not deemed a suitable site due to being within the 40-mph zone when liaising with Via. The site at Edwinstowe is being treated as a separate project by the Street Scene Manager due to the scale of the site and it being intended as rain gardens.

- II. To advance the pilot scheme with minimal cost, the Environmental Development Officer created mock-up illustrations to help Via, and the parish councils, envision the planned outcomes for the selected areas that would be installed (**Appendix D**).

C. Permission Process for Planting

During initial discussions with Via, the Council presented the Coddington entrance concept. Several factors, other than land ownership, needed consideration to secure Via's approval.

- I. The planting area must be within a 30-mph speed limit for safety reasons.
- II. Tree planting costs approximately £200 per root ball, excluding the tree cost.
- III. All approved trees must be native species.
- IV. Any tree planting along grass verges requires Forestry England approval, which is unlikely due to visibility and safety concerns.
- V. Planting wildflowers and bulbs, the preferred option, involves no additional costs or safety approval. As they are shallow rooted, there's less concern about the ground work interfering with underground utilities.

- VI. The wildflower and bulb mix will be reviewed and approved by an ecologist from Via.
- VII. If the district or parish council decides to install new welcome signage at the same time, additional costs and safety checks would apply, similar to tree planting.

D. Final Proposals for Pilot Scheme

Based on the input from Via and the Council's goal to enhance biodiversity and wellbeing in residential areas, the Environmental Development Officer and Street Scene Manager selected a pilot scheme for Bilsthorpe, Blidworth, and Boughton. The focus was on planting wildflowers and bulbs for year-round colour. The process was as follows:

- I. HM Land Registry checks were carried out for the locations chosen before visual illustrations were created and submitted to Via for approval by NCC.
- II. The illustrations were shared with the relevant parish councils and councillors for review.
- III. All parties worked together to integrate the new wildflower areas into the parish councils' maintenance schedules.

3.3 Green Gateways: Implementation Overview

A. Ground Preparation

- I. The area for sowing was marked using cord to ensure straight lines, as requested by Via for easier maintenance. The seeding area was approximately one metre wide, with length varying by location. A one-metre gap between the road and wildflower area was maintained to minimise road impact on plant growth.
- II. The Council hired a rotavator to break up the soil, improving drainage and aeration for wildflower growth. Following this, grounds maintenance staff raked the area to remove weeds and grass, preparing a suitable seedbed.

B. Seed Sowing Process

The wildflower seed mix chosen was AP2 Eco Wildflower Seed Mix (100% wildflower seed consisting of Corn Chamomile, Corn Cockle, Corn Marigold, Corn Poppy, Cornflower, Common Vetch, Birdsfoot Trefoil, Buttercup Mix, Common Knapweed, Hairy Vetch, Ladys Bedstraw, Lucerne, Oxeye Daisy, Phacelia, Red Campion, Sainfoin, Salad Burnet, Self Heal, White Campion, Wild Carrot, Yarrow and Yellow Rattle). This mix consists of both annual and perennial wildflowers, meaning that some of the plants in the mix will flower and produce seeds in the first year, while others will establish themselves and flower in subsequent years. Years where there is less flowering, some additional seed will need to be raked into the ground.

The grass seed chosen was HM5 Shade Grass Seed Mix consisting of 20% Dwarf Perennial Ryegrass, 40% Strong Creeping Red Fescue, 13% Slender Creeping Red Fescue, 2% Wood Meadow Grass, 5% Smooth Stalked Meadow Grass, 15% Hard Fescue and 5% Browntop Bent.

Wildflower and grass seeds were sown separately in a 30% wildflower to 70% grass ratio before raking over to help ensure good seed-to-soil contact, which is crucial for germination and establishment. This method allows for better control over growing conditions, increasing the likelihood of wildflower success.

C. Bulb Planting

Additionally, to provide year-round colour, a mix of bluebells, daffodils, and snowdrops will be planted among the wildflowers in autumn (September–December) before the first frost.

3.4 Ongoing Maintenance of Green Gateways

After sowing wildflower seeds, it is essential to keep the soil consistently moist for the first six weeks to support seedling establishment. Watering should occur one to two times per week, increasing in hot or dry conditions. Regular watering should continue through spring and summer. Once established, wildflowers require less frequent watering but should still be monitored during dry or hot periods. Wildflower areas typically need strimming twice a year to maintain diversity and prevent dominant grasses from taking over. One cut is usually carried out in late summer to early autumn and another in late winter or early spring to control the growth of grasses and other vegetation. This mimics the natural disturbances that promote a healthy meadow ecosystem. Also, this is a more cost-effective way to maintain the land as the grass verges in the pilot scheme were being mowed at least four times a year.

3.5 Financial Overview of the Pilot Scheme

The table below shows the costs of plants and machine hire to complete the three entrances within the pilot scheme.

ITEMS/ GOODS	COST (exc. VAT)
7 x 1KG bags of AP2 Eco Wildflower Seed Mix (100% wildflowers)	£371
2 x 20KG bags of HM5 Shade Lawn Grass Seed Mix	£159.98
Seed delivery cost	£65
Rotavator hire	£70
Rotavator hire delivery and collection	£50
10 x A5 Aluminium composite seedling signs and posts	£350
2000 Daffodils	£320
2000 Snowdrops	£340
2000 Bluebells	£300
	Total Cost
	£2,025.98

3.6 Conclusion and Key Learnings from the Pilot Scheme

A site visit in late July found the wildflower areas in Bilsthorpe, Blidworth and Boughton thriving with pollinators (Appendix E), particularly at Church Road in Boughton, where bees, butterflies, and flies were actively feeding.

However, extended hot and dry weather, especially in Blidworth, led to some wildflower dieback, resulting in a less vibrant and untidy appearance. This prompted some feedback from the parish council about the area looking untidy and led to increased watering across all sites. To improve future outcomes, sowing should ideally take place between February and March, supported by a stronger watering schedule, adequate staffing and more resources to implement this.

While images of the seed mix were shared with parish councils, feedback suggested expectations for more colour. This may be addressed by either removing grass from the mix or adjusting the wildflower blend—subject to approval by Via’s ecologist. Both options will be explored for future planting.

Some pilot scheme locations identified during autumn site visits were no longer suitable at the time of installation due to structural changes or overgrowth. These issues were resolved on-site with parish councils, but in future, a follow-up visit prior to installation will be necessary. Additionally, sites with dense vegetation—such as brambles in Bilsthorpe—will require regular maintenance access to keep the areas manageable.

The process involving NCC, Via and the parish councils is complex due to ownership and maintenance responsibilities. It is not in the gift of the Council to deliver without support and permission from those agencies, so collaboration is essential.

Other locations have been identified to form part of the next five areas to green, but permission will need to be obtained by those parishes first, especially if the Council are asking for them to fund or contribute towards the cost of the seeds and bulbs. So far, areas in Balderton, Coddington and Edwinstowe have been identified. Initial land registry checks and visualisations have been carried out for both Coddington and Balderton.

The Council have already met with Boughton Town Council and Blidworth to discuss wildflower seeding all entrances to Boughton, Ollerton and Blidworth where applicable. This shows there is an ability to implement green improvements to entrances and exits to towns and villages in Newark and Sherwood, and that the parishes want to work with us to make these improvements in their communities.

4 Progressing the Green Gateways Initiative

4.1 Proposal to Parish Councils

Following approval of the recommendations in this report, parish councils will be approached to gauge interest in collaborating on the Green Gateway Initiative for their towns and villages. A key consideration within the recommendations is the cost implications for participating parish councils under the scheme led by the Council, and whether or not the costs to parish councils seems reasonable.

4.2 Project Timelines

Timelines will vary by location, depending on HM Land Registry checks and the time required for Via to obtain planting authorisation from NCC. In the pilot scheme, it took approximately three months from sharing plans to receiving parish council approval.

Due to these delays, seed sowing occurred at the end of April 2025—later than ideal. The preferred sowing period is late February to early March, allowing seeds to benefit from increasing spring warmth and light for optimal germination and root establishment before summer heat.

4.3 **Staffing Capacity and Installation Limits**

Grounds maintenance staff undertake specific daily responsibilities, and additional projects reduce their availability to carry these tasks out. To minimise disruption, it is recommended—following discussions with the Street Scene Manager—that wildflower installations be scheduled across a one-week period, with one day allocated per site and a maximum of five sites installed annually. Increasing the number of installations would require temporary cover staff, subject to staffing levels and associated costs. It would mean that planting could be carried out for around a month, increasing the number of sites to around twenty entrances. Where there are multiple entrances to a town or village, more than one installation day may be required.

4.4 **Financing Green Gateways**

- A.** To support the success of the Green Gateways initiative, senior leaders have agreed that the Council will carry out site installations free of charge. Participating parish councils will be asked to cover the costs of wildflower seed, grass seed, bulbs (if desired), and a share of rotavator hire (if one has not been purchased by the Council).

The table below outlines the estimated costs chargeable to parish councils. Prices are for individual items and may be subject to inflation in future years.

INSTALLATION COSTS CHARGEABLE TO PARISH COUNCILS	COST (exc. VAT)
1KG bag of AP2 Eco Wildflower Seed Mix (100% wildflowers) <i>Parish will pay for number of KG used depending on size of area</i>	£53
20KG bag of HM5 Shade Lawn Grass Seed Mix <i>Parish will pay for number of KG used depending on size of area</i>	£79.99
Seed delivery cost <i>Cost will be split equally between parishes</i>	£65
Rotavator hire <i>Cost will be split equally between parishes</i>	£70
Rotavator hire delivery and collection <i>Cost will be split equally between parishes if no rotavator is in stock to hire locally</i>	£50
A5 Aluminium composite seedling signs and posts <i>Parish will pay for number of signs they require if needed</i>	£35 (each)
Daffodils <i>Parish will pay for number required if wanted</i>	£0.16 (each)
Snowdrops <i>Parish will pay for number required if wanted</i>	£0.17 (each)
Bluebells <i>Parish will pay for number required if wanted</i>	£0.15 (each)

B. Labour costs will be absorbed by the Council as part of the Councils objective to green entrances and exits within the Community Plan. Each site will include up to two wildflower strips installed over a single day by three members of the grounds maintenance team. Watering is critical from installation through to the end of August in the first year, which will be carried out by a member of the street scene team. In subsequent years, watering will be needed two to three times per week during hot, dry periods. In either September or October of the first year, grounds maintenance teams will install any bulbs the parishes have agreed to purchase throughout the wildflower areas.

C. To improve long-term efficiency and cost-effectiveness in delivering green entrance installations and other greening projects, it is recommended that the Council invest in the necessary equipment. The list below outlines the items required to support this work which will be purchased through the Environmental Services Revenue Budget. These would not only benefit the green gateways initiative, but it would also benefit the wider service.

I. Rotavator - £3450

Purchasing a rotavator would benefit this initiative and support a range of other grounds maintenance tasks, reducing the need for future hire costs.

II. 2000L Highway flowering water bowser with pump - £5,155.69

The current single bowser is primarily used in the Newark area and cannot cover the entire district during the watering period. Purchasing an additional bowser would support the Green Gateways Initiative and other greening projects, as well as service new contracts across the district.

III. Standpipe rental and water costs from Severn Trent Water

Currently, the street scene team must return to the Brunel Drive depot each time the bowser needs refilling, resulting in significant travel time and inefficiency—for example, refilling in Newark before returning to sites in Clipstone or Ollerton. Having access to water from hydrants would save the Council time and money overall.

Access to water across the district would be required for around twenty-seven weeks throughout the months of March to August. The cost to rent metered standpipes which would enable the Council access to water from hydrants is listed below:

- 25mm standpipe rental is **£39 per week** and **£1034 per year**
- 40mm standpipe rental is **£67 per week** and **£1373 per year**

For twenty-seven weeks of use, an annual standpipe rental is more cost-effective. A 40mm standpipe—subject to fire service approval—offers faster filling due to higher pressure; however, a 25mm standpipe is adequate for filling a bowser or connecting a sprinkler.

If the Council enters into a rental contract, Severn Trent Water will provide a hydrant finder map for the district.

Water usage is charged at **£2.61 per cubic metre**, billed monthly. Based on filling a 2m³ bowser and watering three wildflower sites from March to August, the estimated water cost is **£422.82**.

5 Recommendations

- 5.1 It is recommended that members note the findings learned from the pilot scheme to green entrances and exits to towns and villages in Newark and Sherwood in line with the aspirations set out within the Community Plan.
- 5.2 Agree that officers identify a further two or three parishes as Balderton, Coddington and Edwinstowe have areas which have been looked at for improvement. HM Land Registry checks and illustrations of proposals for Balderton and Coddington have been completed pending approval to continue. These areas would be included as part of the initiative going into 2025/2026 and in subsequent years through to Local Government Reorganisation in 2028.
- 5.3 Agree that the Council will absorb the labour costs for the planting initiatives within existing resources, but costs associated with the purchase of plants, seeds and bulbs is met by the town and parish councils, as well as the cost of their future maintenance either by the parish or town councils, or by Via.
- 5.4 Approve a one-off cost of £8,605.69 to fund a rotavator and bowser, and the yearly rental of a standpipe at £1034 to enable the future delivery of this project as well as benefiting the wider service.

6 Implications

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

Financial Implications FIN25-26/5601

- 6.1 As part of the 2024/25 budget-setting process, one of the objectives outlined in the Community Plan includes:
- Exploring options for environmentally friendly ('green') entrances and exits to estates and villages.
- 6.2 The table below presents the estimated costs identified by the Council's Environmental Development Officer in this comprehensive report. It includes both the initial one-off costs with investment and the ongoing revenue implications.

GREEN ENTRANCES/EXITS TRIAL AND ONGOING COST IMPLICATIONS

DESCRIPTION OF TRIAL COSTS (ONE OFF)	COST (exc. VAT)
Pilot Scheme to include all supplies and hire of machinery initially – GM Costs	£ 2,025.98
NSDC labour costs absorbed within existing resources	£ -
Rotavator – Purchased from R&R	£ 3,450.00
Bowser – Purchased from R&R	£ 5,156.00
TOTAL	£10,631.98

DESCRIPTION OF ON-GOING REVENUE COSTS	ANNUAL COST (exc. VAT)
NSDC labour costs absorbed within existing resources	£ -
Supply of plants, seeds and bulbs	Variable
Recharge of supply of plants, seeds and bulbs - Full cost recovery	(Variable)
Costs for Hydrant Hire Licence/Rental (£1,034)	£ 1,034.00
TOTAL	£ 1,034.00

- 6.3 It is anticipated that both the rotavator and bowser can be funded through existing Repairs and Renewals budgets.
- 6.4 The purchase of a Hydrant License is considered financially prudent, independent of this specific project. It offers multiple operational benefits, including reduced downtime for the workforce, lower fuel and vehicle-related costs, and a decrease in the Council's carbon footprint. This represents a cost-effective and environmentally responsible approach with minimal associated expenditure.
- 6.5 Labour costs, as referenced in the report, will be reallocated to support these tasks as required. The recent approval to replace two vacant apprentice positions with two full-time employees will further strengthen the department's capacity to deliver on this Community Plan objective.
- 6.6 The modest funding required to pilot the scheme—covering plants, seeds, and bulbs—can be absorbed within the Council's existing grounds maintenance budget. As such, there is no anticipated impact on the Council's Medium-Term Financial Plan (MTFP). Over time, the additional equipment acquired may also create opportunities to generate further income.
- 6.7 **In summary**, all elements of this initiative can be accommodated within the existing Environmental Services budgets.

Legal Implications

LEG2526/3596

All legal implications have been addressed within the report.

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

Background

List of parish councils within the district of Newark and Sherwood.

Alverton and Kilvington	Averham, Kelham and Staythorpe
Balderton	Barnby-in-the-Willows
Bathley	Besthorpe
Bilsthorpe	Bleasby
Blidworth	Bulcote
Caunton	Carlton-on-Trent
Clipstone	Caythorpe
Collingham	Coddington
Cromwell	Cotham
East Stoke with Thorpe	Eakring
Edwinstowe	Edingley
Elston	Egmanton
Farndon	Epperstone
Fernwood	Farnsfield
Girton and Meering	Fiskerton-cum-Morton
Grassthorpe	Gonalston
Halam	Gunthorpe
Harby	Halloughton
Hockerton	Hawton
Hoveringham	Holme
Kirklington	Kings Clipstone
Kneesall, Kersall and Ompton	Kirton
Lowdham	Laxton and Moorhouse
Maplebeck	Lindhurst
North Clifton	Newark Town Council
Norwell	North Muskham
Ollerton and Boughton Town Council	Ossington
Oxton	Perlethorpe-cum-Budby
Rainworth	Rolleston
Rufford	South Clifton
South Muskham and Little Carlton	South Scarle
Southwell Town Council	Spalford
Staunton	Sutton-on-Trent
Syerston	Thorney
Thurgarton	Upton
Walesby	Wellow
Weston	Wigsley
Winkburn	Winthorpe with Langford

Process for greening entrances**A. HM Land Registry checks**

Screen shots of each location in the pilot scheme with ownership details.

Bilsthorpe – Kirklington Road

☒ Postcode ☐ Title number
 BD117636
 or
 Street name only
 Town or Locality
 Search Reset

Titles (1 of 1 loaded)

Title number	Estate information	Address
NT467515	Freehold	LAND AT KIRKLINGTON ROAD, BILSTHORPE, NEWARK

NT467515 - Proprietorship Register: The Nottinghamshire County Council

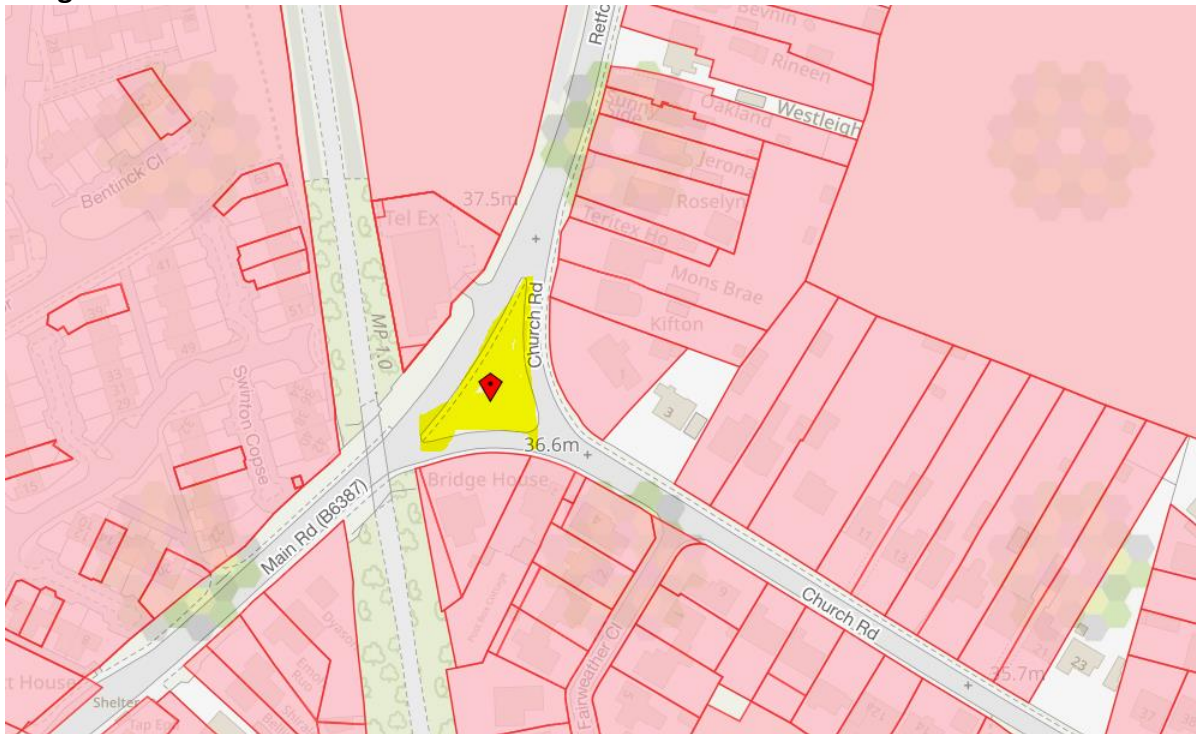
Blidworth – Dale Lane

✓ Registrations
 ✓ Title Numbers

Scale = 459985 72497 35603

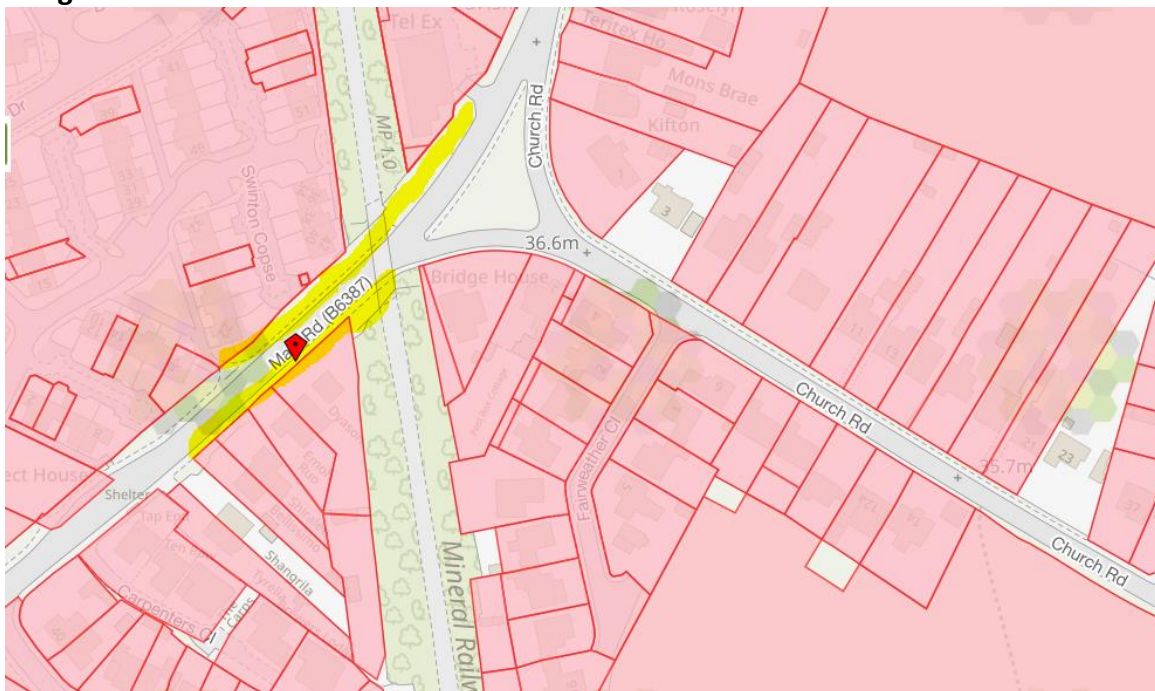
Proprietorship Register: no register

Boughton – Church Road



Proprietorship Register: no register

Boughton – Main Road

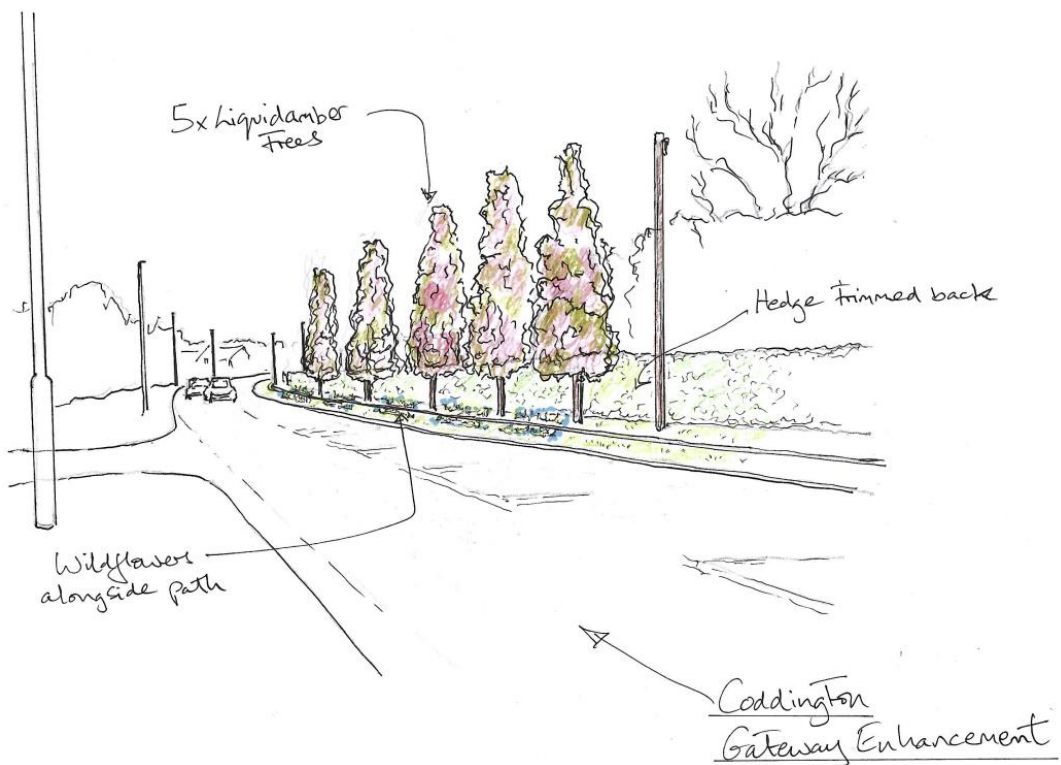
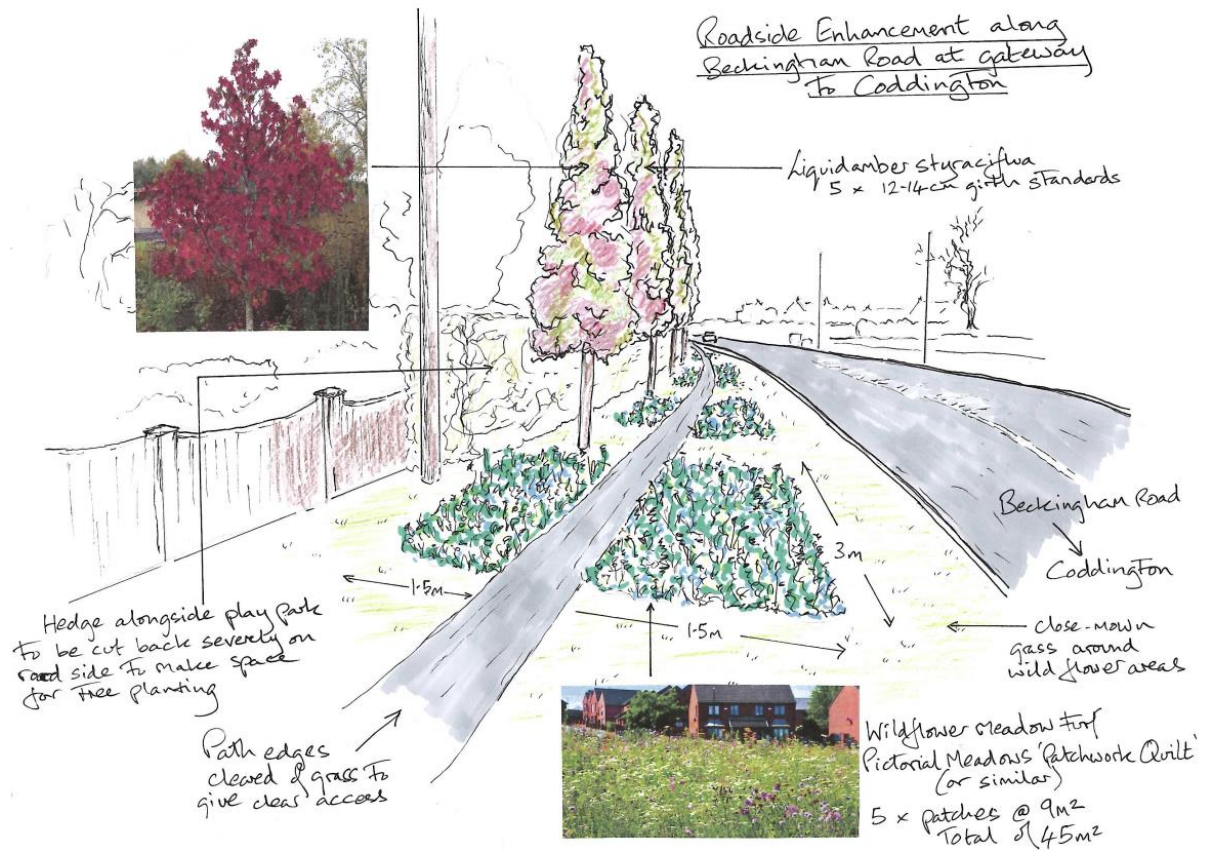


Proprietorship Register: no register

Process for greening entrances

B. I. Visual sketches

Landscape artist's sketches of Coddington – Beckingham Road



Landscape artist's sketches of Edwinstowe – Ollerton Road



Process for greening gateways

B. II. Visual sketches

Environmental Development Officer's sketches of Bilsthorpe – Kirklington Road



Note: this area was altered for the land behind the sign as there had been works carried out which reduced the size of the grass verge, making it too small an area to wildflower.

Environmental Development Officer's sketches of Blidworth – Dale Lane



Note: the area in front of the Bilsthorpe sign had several utility points, so wild flowering took place behind the sign to bus shelter.

Environmental Development Officer's sketches of Boughton – Church Road



Note: during an on-site visit with Boughton Town Council, it was decided to create a single strip of wildflower along Main Road as vans pull up on the corners to carry out maintenance and install the Christmas Tree.

Environmental Development Officer's sketches of Boughton – Main Road



Note: during an on-site visit with Boughton Town Council, we decided to try the area under the bridge as there were signs of flowers growing in this shady location. If the wildflower did not take, we would lay down bulbs as there was evidence that bluebells seemed to thrive in this spot.

Conclusion for pilot scheme

Before, during installation and after photographs of Bilsthorpe – Kirkington Road



Before, during installation and after photographs of Blidworth – Dale Lane



Before, during installation and after photographs of Boughton – Church Road



Before, during installation and after photographs of Boughton – Main Road



Note: the wildflower area on this section of Main road did not take. There was evidence of some growth, but they were not from the wildflower or grass seed sown. Before we plant bulbs at this location in autumn, the Council will discuss whether or not to retry the wildflowers here in February 2026 or go ahead and plant the bulbs as planned.

Before, during installation and after photographs of Boughton – Main Road



Note: the wildflower area on this section of Main road did not take particularly well. There was evidence of some growth of wildflowers towards the back, but there was not much evidence at the front close to the bins. This could be due to shade cast by the bridge and by urination from dogs as there is a poo bin on this location which could suggest a 'go to' area for canines on a walk. Before we plant bulbs at this location in autumn, the Council will discuss whether or not to retry the wildflowers here in February 2026 or go ahead and plant the bulbs as planned.



Report to: Cabinet Meeting: 14 October 2025

Portfolio Holder: Councillor Lee Brazier - Housing

Director Lead: Suzanne Shead, Director - Housing, Health & Wellbeing

Lead Officer: Cara Clarkson, Business Manager – Healthy Places
Ellie Buchanan, Regeneration Project Delivery Manager

Report Summary	
Type of Report	<p>Open Report / Key Decision with exempt Appendix</p> <p>The exempt Appendix B to this report contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 which the Committee has the power to exclude the press and public if it so wishes.</p> <p>It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because it contains information which remains commercially sensitive.</p>
Report Title	Yorke Drive Regeneration Project Update
Purpose of Report	To report progress on the Yorke Drive Regeneration Project and seek the necessary approvals to enable the project to progress into the next phase of delivery.
Recommendation	<p>That Cabinet approve delegation to the Director - Housing, Health & Wellbeing to:</p> <p>a) exercise the Council's powers pursuant to Section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to make a Compulsory Purchase Order (CPO) in order to acquire such interests and rights in or over the land shown edged red on the plan at Appendix A (the "Land") or any part of the Land required in order to facilitate the Yorke Drive Regeneration project (the "Scheme");</p>

	<p>b) acquire all interests within the Land as may be necessary to facilitate the Scheme, either by agreement or compulsorily; including entering into negotiations and arrangements with any third parties for the acquisition of their land interests; and</p> <p>c) take all steps incidental, conducive or consequential to the making of, confirmation and implementation of the CPO or to the voluntary acquisition of the Land or any part it including (but not limited to):</p> <ul style="list-style-type: none"> i) making further amendments to the draft Statement of Reasons; ii) issuing and serving all required notices (including press, site, and individual notices); iii) the preparation and presentation of the Council's case at any future local public inquiry; iv) approving the terms for the acquisition of legal interests in the Land v) approving agreements with landowners setting out the terms for the withdrawal of any objections to the CPO including (but not limited to) the exclusion of land from the Order vi) the payment of compensation and dealing with any blight notices served in connection with the CPO vii) making any necessary additions, deletions, or amendments to the Land and to seeking any necessary modifications to the CPO and any CPO maps; and viii) in the event the order is confirmed, publishing and serve notices of confirmation of the Order and thereafter to execute and serve any general vesting declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire the Land or any part of it.
<p>Alternative Options Considered</p>	<p>Alternative options have been considered to negate the need for a CPO, as detailed below, but have been discounted:</p> <ul style="list-style-type: none"> 1) To enhance the incentives to remaining home owners to reach a voluntary sale would cause inconsistencies with the Council's previous and live acquisitions of other privately owned properties. 2) The retention of individual properties within the scheme would not be appropriate given their location and relationship to adjoining properties, the comprehensive nature of the redevelopment, and the objective to achieve the wider regeneration benefits of the proposals.

	3) The option to 'do-nothing' is no longer feasible, due to the contractual commitments to ensure the programme is delivered on time. Failure to move out existing residents, including the private homeowners, may result in financial penalties and project delays for the Council.
Reason for Recommendations	To enable the programme of moving and rehousing of tenants and residents to be fully executed, in line with the Council's ambition to fully transform the Yorke Drive estate and Lincoln Road playing fields.

1.0 Background

- 1.1 The regeneration of the Yorke Drive estate and the Lincoln Road playing fields has been before Cabinet previously, where the necessary approvals were secured to facilitate progress of the project (please see background papers listed). This report focuses on project progress made since February 2025 and the approvals required for the full execution of the programme of moving and rehousing of tenants and residents, the "decant programme" to enable project delivery.

Planning Permission Secured

- 1.2 Reserved Matters approval to the amended Outline permission of 3 May 2022 was granted at Planning Committee on 13 February 2025.
- 1.3 The planning consent comprises of 207 new mixed tenure homes; new and improved community sports and leisure facilities (including a new sports pavilion); new and improved infrastructure and green spaces. The Yorke Drive Regeneration Project includes the demolition of 130 properties comprising of low-rise flats and houses together with the existing sports pavilion, and two rows of garages, to facilitate the redevelopment.
- 1.4 Given the complexity of the site, the outline and reserved matters approvals include a range of pre-start conditions which are currently being worked through by the project team with the planning authority and relevant external stakeholders (Highways, Public Rights of Way) to allow a start onsite. It is anticipated that a start on-site will be made pre- Christmas with early demolition and site preparation and erection of hoarding amongst some of the first works.

Resident's Event

- 1.4 Following planning consent, a Resident's Event was held on 27 February 2025 in the Bridge Community Centre, displaying the final masterplan and individual property types, with members of the community invited to see the plans (those within and outside of the regeneration zone), discuss the proposed timescales for delivery, and meet the team.

- 1.5 The information presented at this event was also shared through individual letters, sent to every household within the regeneration zone (totalling 97 households, both tenanted and freehold), seeking confirmation on the households current housing needs. Refreshing this information was vitally important to ensure the allocation of new homes could be accurately reviewed in line with the phased decant programme and that each household is matched to a property that meets their needs.

Removals Contract

- 1.6 As part of the councils offer to residents moving and to minimise disturbance to residents, the council will arrange for the removal of resident's belongings to their new home. A detailed specification was developed for the removals contract; an open tender managed in partnership with Welland Procurement, resulted in four valid submissions. It is anticipated that the contract will be awarded in October 2025.
- 1.7 Given the importance of this appointment to the decant programme to support the seamless relocation of tenants, (both into the new homes being built at Yorke Drive and to alternative locations within the district), two residents from the Yorke Drive community were involved in the development of the specification; evaluation of the tenders; and score moderation.

Additional Resource

- 1.8 To support the tenants through the decant programme, an additional, dedicated Tenancy Officer has been recruited to the project, three days a week.

2.0 The Compulsory Purchase Order

- 2.1 In September 2019 at the Policy and Finance Committee, following presentation of the 'Estate Regeneration - Yorke Drive Estate and Lincoln Road Playing Fields' report, agreement was given in principle to the use of compulsory purchase powers under section 17 of the Housing Act 1985 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to acquire interests and rights in or over the land as necessary to complete the Yorke Drive Regeneration Project, that cannot be acquired by agreement. Whilst this approval was secured on an earlier iteration of the designs, the premise for the need for a CPO was established and accepted by members. As detailed at planning committee in February 2025, whilst there has been changes to the proposed scheme compared to the outline consent in 2019, the need for a CPO is still required with the updated plans and consented scheme.
- 2.2 The final plans address several design and layout issues of the existing estate, with the existing properties being considered to provide inappropriate and inadequate housing in terms of estate layout, living environment and for safety and security reasons. Given the scale of redevelopment, the location of the privately owned properties is such that they could not be retained successfully within the proposed redevelopment scheme and need to be acquired for demolition and redevelopment.
- 2.3 The freehold interest of most of the redevelopment area is now within the ownership of Newark and Sherwood District Council, following the voluntary

acquisition of nine privately owned and nine housing association properties across the estate. However, there are currently four freehold properties outstanding that will need to be the subject of a Compulsory Purchase Order as these are distributed throughout the Yorke Drive Estate. The unification of the freehold interests is necessary to progress the development opportunity in a timely manner and their distribution across the estate heightens the need for the CPO to be approved by Cabinet members and submitted to the Secretary of State for approval, a process which can typically take 12-18 months.

- 2.4 The retention of the individual properties would not be appropriate given their location and relationship to adjoining properties, the comprehensive nature of the redevelopment, and the objective to achieve the regeneration benefits of the wider proposals.
- 2.5 While the Regeneration Team continues to pursue the voluntary acquisition of the private interests across the estate, a Compulsory Purchase Order should be progressed to secure any properties that cannot be acquired by negotiation.
- 2.6 It is recognised that the residential occupiers of the existing estate are affected by the CPO and these affected owners and occupiers will be compensated and supported with relocation. The Council's Decant Policy, sets out how the Council intends to manage the process of moving residents from their existing homes to facilitate the regeneration proposals. This includes how and when alternative accommodation is made available to residents requiring a move; the support offered to enable a move and mechanisms available to assist current homeowners who wish to remain on the estate. Where possible, it is the Council's aim to move residents just once to minimise disruption.
- 2.7 The Council, as the acquiring authority, is committed to working with those residents affected, and will continue to facilitate engagement ahead of making the CPO, including concluding early acquisitions. On 4 November 2024, the Council approved an Equity Loan Model and granted delegated authority approval so that individual equity loan agreements to acquire private property, where essential for land assembly to deliver the Yorke Drive Regeneration Project, can be entered into. The Equity Loan Model allows the Council to loan the homeowner the difference between the cost of their new (like for like) property and the value they have realised from the sale of their existing property (including the 10% Home Loss Compensation).
- 2.8 Council officers have been engaging in negotiations, regarding the acquisition of property and any compensation payments due, either direct with the owner or through their appointed agents.
- 2.9 The current position with affected residents is detailed below:
 - Agreements have been reached, subject to contract, with three of the four freehold owners, reaching a voluntary sale on their existing property with the Equity Loan Model.
 - Negotiations are continuing with the remaining freehold owner and have been in place since 2017 however, despite all efforts, officers have been unable to reach a voluntary agreement for the acquisition of this property. Any further

negotiations and enhanced offers would cause inconsistencies with the Council's previous and live acquisition agreements.

- 2.10 Although progress is being made with the voluntary sales, the use of compulsory purchase powers is now required should the voluntary negotiations not be completed or if they cannot be completed within a reasonable timeframe. In total, the CPO will cover all four remaining freehold properties and the recommendation is for delegated authority to the Director of Housing, Health and Wellbeing to make an application to use powers under Section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to make a Compulsory Purchase Order or orders to acquire such interests and rights in or over the land.
- 2.11 Advancing with the Compulsory Purchase Order also facilitates the ability to issue Final Demolition Notices across the estate, for the tenanted properties. Until agreements are in place with all private owners, Final Demolition Notices cannot be issued. This poses a further risk to the Council as the Initial Demolition Notices, originally issued in 2020, expire in March 2026. An application is being sought to extend the Initial Demolition Notices to enable the Council to complete the three voluntary sales and acquire the final property through compulsory purchase powers.
- 2.12 In light of all relevant considerations, it is considered that there is a compelling case in the public interest in the implementation of the regeneration scheme, which justifies the use of compulsory purchase powers.

3.0 Implications

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

Legal Implications - LEG2526/2359

- 3.1 The Council has engaged specialist external legal advisers to advise and support in progressing the CPO process.
- 3.2 The Council has a power under an enabling act of parliament to acquire land under compulsory purchase power. Section 17 of the Housing Act 1985 authorises local housing authorities to compulsorily purchase land, houses or other properties to provide housing accommodation and Section 13 (1) of the Local Government (Miscellaneous Provisions) Act 1976 authorises local authorities to compulsorily acquire rights over land for the same purpose as it is authorised to compulsorily acquire land.
- 3.3. The process for an uncontested Order can take around 12-18 months. Once the order has been made and publishing and notice requirements have been made, the Order is submitted to the Secretary of State for confirmation.

- 3.4 Before a CPO can be implemented the Council will have to justify the use of such powers to the SoS via a Statement of Reasons, which outlines the legal considerations and reasons why a CPO is recommended.

Financial Implications (FIN25-26/8978)

- 3.5 There are four properties left to be purchased, where possible these will be purchased following negotiations with the homeowners. However, where this is not possible, this will be done through a Compulsory Purchase Order (CPO).
- 3.6 The costs associated with the freehold purchases are contained within the exempt **Appendix B.**
- 3.7 There is a budget available in the Capital Programme for the acquisition of the privately owned properties, which is sufficient to cover the purchase prices above.
- 3.8 The home loss payments of £46,196 are a cost to revenue for which there is sufficient budget within existing revenue budgets to cover. There will also be disturbance allowance payments payable to the residents of the properties, the costs for these will be variable and there is sufficient budget within the scheme to cover.
- 3.9 Removal costs of roughly £80,000 are expected and this can be facilitated from existing revenue budgets.

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

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Report to: Cabinet Meeting: 14 October 2025

Portfolio Holder: Councillor Lee Brazier, Housing

Director Lead: Suzanne Shead, Housing, Health & Wellbeing

Lead Officer: Cara Clarkson, Business Manager - Healthy Places

Report Summary	
Type of Report	<p>Open Report / Key Decision with exempt Appendix</p> <p>The appendix to this report contains exempt as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 which the Committee has the power to exclude the press and public if it so wishes.</p> <p>It is considered that the need to treat the information in the appendix to this report as exempt outweighs the public interest in disclosure because it contains information which remains commercially sensitive.</p>
Report Title	HRA Development Programme – Acquisition of S106 Homes at Rainworth
Purpose of Report	To set out the business case for the acquisition of 20, S106 Housing Units at Rainworth with a forward payment to Arkwood Developments Limited as set out in Appendix 1
Recommendations	<p>That Cabinet:</p> <ul style="list-style-type: none"> a) approve the Business Case for the acquisition of 20, S106 properties at Rainworth from Arkwood Developments Ltd; b) approve that delegated authority be granted to the Director - Housing, Health & Wellbeing, in consultation with the Portfolio Holder for Housing, to finalise terms (including, but not limited to property type and specification) and enter into contract with Arkwood Developments Ltd. for the purchase of 20 x S106 properties on the terms set out in exempt Appendix 1; and c) approve that the Capital programme for Phase 6 of the new build programme is increased by £200,000 to £11,150,000 financed as shown in the table at 3.3.

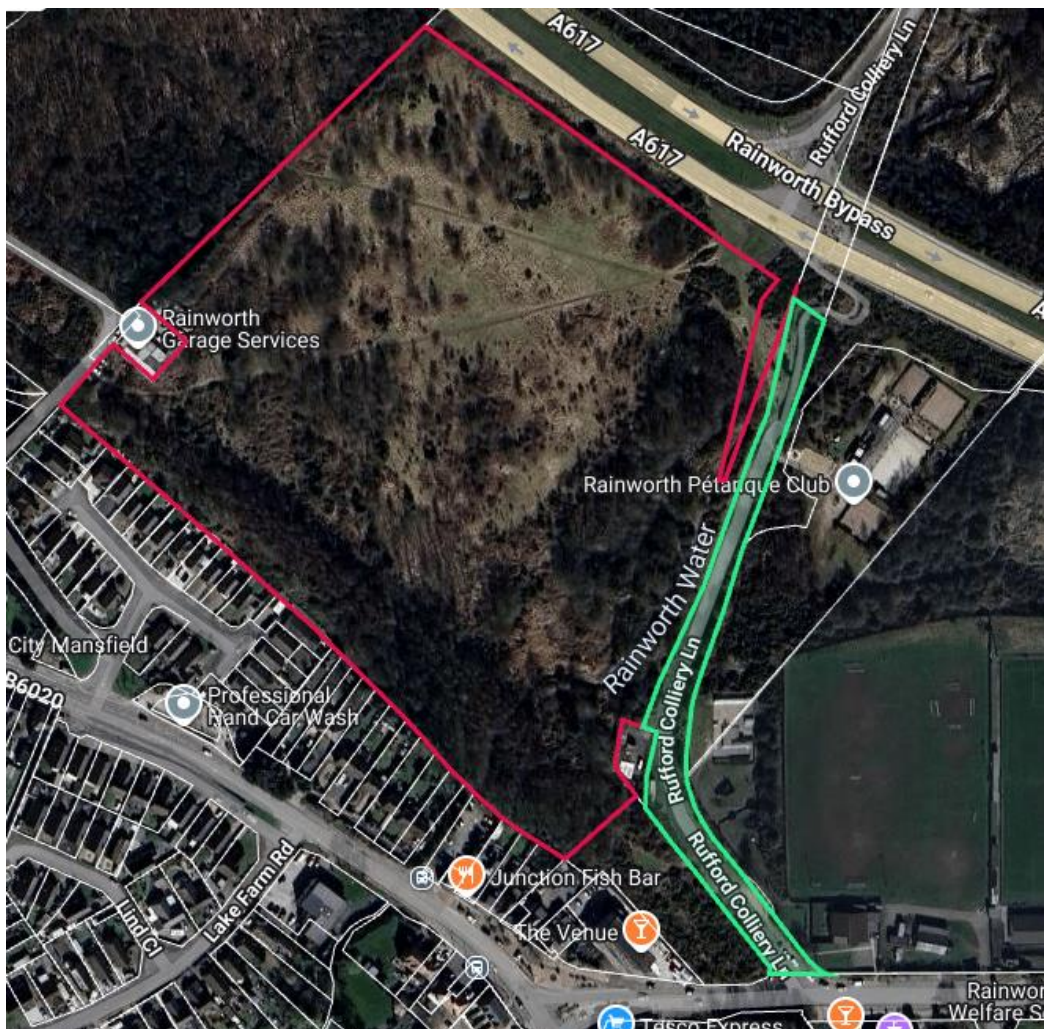
Alternative Options Considered	The alternative option is to not purchase the S106 properties from Arkwood Developments Ltd. This alternative has been discounted further to the rationale set out in the business case, section two of this report.
Reason for Recommendations	<p>This recommendation aligns with the Council's ambition to increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards.</p> <p>The recommendation also supports the Council's Commercial Strategy 2022-26 through the support of its Arm's Length Development Company.</p>

1.0 Background

- 1.1 In October 2023, Cabinet approved a 50-unit extension to the original council house development programme launched in 2016 to deliver 335 homes. Following the approval of the 50-unit extension, the budget for Phase 6 was set at £10.950m.
- 1.2 In July 2024, Cabinet also approved to expand the definition of the development programme to specifically include acquisitions as well as council-built homes.
- 1.3 The purchase of S106 properties, former right to buy properties or properties on the open market can be a viable option to increase the Council's housing stock, particularly where the purchase supports a stalled site or where the properties are in a location where there is limited land available for the Council to purchase and build directly and there remains an unmet demand for council housing.
- 1.4 Historically, the Council has intervened in the housing market where it is appropriate and necessary to ensure the delivery of affordable housing and where a Registered Provider has been unable to do so. This has previously included the purchase of two social rented units at Nottingham Road, Southwell in 2021 (Policy and Finance Committee - 23 September 2021 refers); 16 social rented units at Ash Farm, Farnsfield in 2016, (Agenda Item 4, Policy & Finance - 28 July 2015 refers) and eight units at Station Road, Collingham (Agenda Item 19, 23 July 2024 refers).
- 1.5 It was agreed by Cabinet that where there is a business case for acquisition and where the business case is approved by Cabinet, that strategic acquisition can contribute to the overall development programme.
- 1.6 The Council has been approached by its Arms-Length Development Company, Arkwood Developments Ltd., with an opportunity to purchase off-plan, 20 of the S106 properties to be delivered (subject to site acquisition, planning and delivery) by the company at Rainworth.
- 1.7 This report and the exempt **appendix** attached, set out the business case for the acquisition of these properties.

2.0 Proposal/Options Considered

- 2.1 It is proposed that the Council commits to entering into an agreement with Arkwood Developments Ltd. to purchase 20 x S106 properties as part of a wider scheme on land accessed from Kirklington Road/ Rufford Colliery Lane, Rainworth (adjacent to the Pétanque Club and southwest of the A617), subject to terms set out in exempt Appendix 1.



Arkwood Development Ltd. is currently in negotiations with the site owner and any purchase by the Council will be subject to the successful acquisition of the land by Arkwood Developments Ltd.

- 2.2 In considering the business case for acquisition, this report demonstrates that there is demand for the units in question, that the opportunity provides value for money and that there is a strategic justification for the Council intervening in this particular housing development. Additional exempt detail is included at Appendix 1. Information has been determined as exempt as negotiations are ongoing with the landowner and to protect the commercialism of Arkwood Developments Ltd. (Arkwood) ongoing business model.

Demonstrating Demand for Housing in the Area

- 2.3 Arkwood's proposal is to deliver a scheme of 89 units of which 30% will be affordable homes. Of the affordable homes on the scheme, 20 will be affordable rent and an additional nine units will be shared ownership (to be delivered directly by the company).
- 2.4 In 2020 the Council commissioned Arc4 Consultants to undertake a district wide housing needs assessment, the findings of which were presented to the Homes & Communities Committee on 18 January 2021. Within the housing needs assessment, Rainworth is categorised as being within the Mansfield Fringe. In this area, the Council's strategy sets a target of 454 net additional dwellings per annum from 2019-2033 of which 67 dwellings should be affordable rent and 45 dwellings intermediate end and affordable home ownership.
- 2.5 Rainworth is a popular village in the district, demonstrated by the demand for social homes. The Housing register data shows that:
- There are currently 174 applicants on the housing register eligible for 1 bedroom general need properties
 - There are currently 133 applicants on the housing register eligible for 2 bedroom general need properties
 - There are currently 67 applicants on the housing register eligible for 3 bedroom general need properties
 - There are currently 16 applicants on the housing register eligible for 4 bedroom general need properties
 - There are currently 92 applicants on the housing register eligible for supported housing for older people (1 or 2 bedroom)

Council properties let in Rainworth during 2024/2025 received the following number of bids:

- 2 x 1 bed bungalows = 29 & 41 bids received
- 1 x 2 bed flat = 119 bids received
- 10 x 2 bed bungalows = between 30 -120 bids received per property

Demonstrating Value for Money

- 2.6 During 2024-25 the Council delivered an average build costs per unit, including all external works, prelims and abnormal items of £210,000.

This cost includes land and reflects the more expensive nature of the small exception and garage sites that NSDC has prioritised over the course of its development programme – tackling areas of antisocial behaviour as well as meeting housing demand.

- 2.7 Additional exempt details at Appendix 1 demonstrate how the Councils development programme compares with the opportunity at Rainworth.

Demonstrating Strategic Need for Council Intervention

- 2.8 The Council has previously intervened and purchased S106 properties only where developments were stalled or where they would otherwise not have been brought forward.
- 2.9 During the last three years, the market has seen a reduction in bidding from Registered Providers for S106 properties. Registered Providers are instead opting for 100% affordable housing schemes or buying off plan as they are often able to secure grant funding through the Homes England Strategic Partnership model which cannot be applied when purchasing S106 homes.
- 2.10 The cumulative impact of the above is that it is unlikely that a developer will bring forward this site without a confirmed partner for the S106 properties in advance.
- 2.11 Furthermore, the Council has now exhausted its HRA land bank of sites that can accommodate delivery of more than one individual property and there remains capacity within Phase 6 of the Councils Housing Development Programme for a further 14 units to be delivered. Utilising the S106 acquisition at Rainworth allows for a mutually beneficial opportunity and stops the Council needing to separately acquire land on which to fulfil its Phase 6 commitments.

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 (FIN25-26/5017)

- 3.1 Following the report to Cabinet in October 2023, Phase 6 was added to the Capital Programme to deliver 50 units with a budget of £10,950,000. This was to be financed by a mixture of Affordable Housing S106 receipts, Capital receipts and borrowing, currently as follows:

Funding source	Amount
S106 Contributions	£1.292m
HRA 1-4-1 Receipts	£0.088m
HRA Capital Receipts	£0.399m
Borrowing	£9.171m
Total	£10.950m

- 3.2 As of September 2025, there is £2,364,430 in Affordable Housing S106 receipts to support the delivery of phase 6; an increase of £1,072,532 from the above and that reported in October 2023. A breakdown of the additional receipts is listed below. By applying this increased funding, the requirement to borrow will reduce by the same amount.

Parish	Contribution Type	Spend by Date	Amount (£)	Restricted To
Bilsthorpe	Affordable Housing	No time limit	440,448	NSDC District
Bilsthorpe	Affordable Housing	No time limit	554,084	NSDC District
Newark	Affordable Housing	No time limit	78,000	No definition

- 3.3 Phase 6 of the new build programme currently has 36 units currently identified for delivery. The addition of the 20 units proposed in this report takes this up to 56, exceeding the original target of 50 in this phase. The addition of these units and the value for acquisition, will result in an additional budget requirement of £200,000 taking the current £10.950m to £11.150m. The financing shown at 3.1 would then be revised, considering the above S106 to the following:

Funding Source	Amount
S106 Contributions	£2.364m
HRA 1-4-1 Receipts	£0.531m
HRA Capital Receipts	£1.589m
Borrowing	£6.666
Total	£11.150m

- 3.4 A financial appraisal of the proposed acquisition shows a payback period of 26 years which falls within the 30-year business plan period, demonstrating financial viability and indicating value for money.

Equality Implications

- 3.5 There are no adverse equality implications from this report. Delivery of M4(3) adapted properties as part of the development will support those with disabilities to live independently at home for longer.

Legal Implications - LEG2526/9206

- 3.6 Cabinet is the appropriate body to consider the content of this report. The Legal team will need to be instructed in relation to any contractual or land matters.

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.

Housing Revenue Account Development Programme – Update – Cabinet 23 July 2024

Document is Restricted

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

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