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Wednesday, 20 November 2019

**Chairman: Councillor D Lloyd
Vice-Chairman: Councillor K Girling**

Members of the Committee:

**Councillor B Clarke-Smith
Councillor R Jackson
Councillor P Peacock
Councillor T Wendels
Councillor R White**

Substitute Members:

**Councillor R Blaney
Councillor N Mison
Councillor N Mitchell**

MEETING: Policy & Finance Committee

DATE: Thursday, 28 November 2019 at 6.00 pm

**VENUE: Civic Suite, Castle House, Great North Road,
Newark, Notts NG24 1BY**

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

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

AGENDA

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1. Apologies for Absence	
2. Declarations of Interest by Members and Officers and as to the Party Whip	
3. Declarations of Intention to Record the Meeting	
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None	
Confidential and Exempt Items	
13. Exclusion of the Press and Public	
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.	
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19.	National Civil War Centre Update	To Follow

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Policy & Finance Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts NG24 1BY on Thursday, 26 September 2019 at 6.00 pm.

PRESENT: Councillor D Lloyd (Chairman)
Councillor K Girling (Vice-Chairman)

Councillor B Clarke-Smith, Councillor R Jackson, Councillor P Peacock,
Councillor R White and Councillor N Mison

ALSO IN ATTENDANCE: Councillor Mrs B Brooks, Councillor Mrs I Brown, Councillor Mrs G Dawn, Councillor Mrs M Dobson, Councillor L Goff and Councillor Mrs P Rainbow

APOLOGIES FOR ABSENCE: Councillor T Wendels

18 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS AND AS TO THE PARTY WHIP

Councillor K Girling declared a personal interest in respect of Agenda Item No. 6 – Housing Management Review - as a Director on the Board of Newark and Sherwood Homes.

Councillor D Lloyd declared a personal interest in respect of Agenda Item No. 12 – Newark Town Museum Delegation – as a Member of Newark Town Council.

19 DECLARATIONS OF INTENTION TO RECORD THE MEETING

The Chairman advised that the proceedings were being recorded by the Council, with part of the meeting being broadcast live on social media.

A member of the public also declared their intention to record the meeting.

20 WITHDRAWAL OF AGENDA ITEM

Councillor D Lloyd proposed that Exempt Agenda Item No. 28 – London Road Car Park Extension Options Appraisal be withdrawn from the agenda given the recent announcement of the availability of significant funding through the Government's towns fund initiative and the need to undertake a wider strategic review of car parking in Newark.

AGREED (unanimously) that this item be withdrawn from the agenda.

21 MINUTES OF THE PREVIOUS MEETING

AGREED that the minutes from the meeting held on 27 June 2019 were agreed as a correct record and signed by the Chairman.

22 FORWARD PLAN OF POLICY & FINANCE ITEMS

The Committee noted the Forward Plan items to be considered by the Committee over the next 12 months.

23 HOUSING MANAGEMENT REVIEW

The Director – Governance & Organisational Development presented a report which detailed the outcome of the tenant and leaseholder consultation to enable a decision to be taken on the Council’s proposal to bring the housing management services back in-house. On 4 April 2019, the Committee approved, in principle, to bring the housing management services back in-house for direct service provision by the Council. This decision was subject to tenants being consulted on the proposal and their views being reported back to the Committee for consideration and a final decision being made.

The results from the tenant consultation were summarised in the report and set out in full in appendix B to the report. There was overwhelming support for the proposal to bring the housing service back in-house at just over 80%. There had been a high response rate of over 20% of tenants and leaseholders engaging in the consultation, which was seen as very positive.

The report advised that since the in principle decision taken in April 2019, a number of staff roadshows had been held to keep staff informed about the process and an officer project team had been working on a detailed project plan. One of the main objectives for the project team was to ensure that there was minimal disruption to the service during the transition back to the Council. The Committee recognised the professionalism of the Newark & Sherwood Homes staff during this period of consultation.

It was further reported, that if the decision was taken to bring the service back in-house, a revised organisational structure for the Council would be required to incorporate the housing landlord and associated support services. In order to ensure that there was sufficient leadership capacity within the Council, it was proposed to create a new additional director post within the Council’s Senior Leadership Team.

As well as reviewing the organisational structure of the Council to accommodate the housing services, there would be a need to review the remit of relevant committees to provide for appropriate member decision-making and officer delegations. It was proposed that work on this be undertaken by the Councillors’ Commission before being submitted to the Full Council for final consideration and approval. It was considered that, as part of this work, it was important that strong tenant consultation and engagement mechanisms were maintained and improved to ensure that tenants had an opportunity to be involved in the service that provides their homes.

AGREED (unanimously) that:

- a) having regard to the results of the tenant and leaseholder consultation and the previous ‘in principle’ decision, the housing management services be brought in-house for direct service provision by the Council;

- b) a letter be sent to all tenants and leaseholders and to the Involved Tenant Forum, thanking them for engaging with the consultation and informing them of the outcome;
- c) following resolution (a) above:
 - i. that the Council's contract with its housing management company, Newark and Sherwood Homes Ltd be terminated, the effective date of termination to be agreed with the Company, but to be no later than 1 April 2020;
 - ii. to delegate to the Chief Executive to organise the transfer of the service to the Council in co-operation with Newark and Sherwood Homes Ltd and their Board which will address any winding up arrangements for the Company, to include all associated staffing matters;
 - iii. that the necessary legal process be followed in order to dissolve the Company;
 - iv. that the necessary arrangements be made to transfer any properties owned by the Company to the Council upon its dissolution;
 - v. that the Senior Leadership Team of the Council be increased to include an additional Director Role to maintain a strong housing focus for the authority;
 - vi. that a review be undertaken of the remits of the relevant committees to incorporate member decision-making and officer delegations relating to the housing management functions, and any changes proposed to the Council's Constitution as a consequence be submitted to the Councillors' Commission for consideration prior to submission to Full Council; and
 - vii. that proposals for new tenant engagement and involvement in the delivery, performance and development of future council housing services be developed.

Reason for Decision

To enable the Council to progress the optimum means of delivery of the Housing Management Services for its Council housing stock.

24 ESTATE REGENERATION - YORKE DRIVE ESTATE AND LINCOLN ROAD PLAYING FIELDS

The Business Manager – Housing Strategy & Development presented a report which detailed the progress on the Yorke Drive estate and Lincoln Road playing fields regeneration proposals, and sought approval for the project to move onto the next phase of delivery. The report provided updates in respect of planning, demolition and compensation for home loss, resident involvement and a 'Design Guide' for the new affordable housing contained within the proposals.

With reference to securing a development partner, soft market testing had indicated an appetite amongst developers to be involved in the delivery of this project, and in

accordance with the project plan, external legal advice was sought on alternative delivery models. These included a joint venture; full OJEU (Official Journal of the European Union) procedure; and OJEU compliant procurement frameworks. Following officer consideration, the preferred model for delivery was to utilise Homes England's Delivery Partner Panel 3 (DPP3) to procure a development partner.

It was reported that during October it was planned to undertake a 'Resident Needs Survey' with every household impacted by the demolition proposals. In addition, a Decant Policy was being drafted to set out how the Council intended to manage the process of moving residents from their homes in order to facilitate the regeneration proposals. This policy would include how and when alternative accommodation would be made available to those residents requiring a move, the support to be offered to enable a move and the mechanisms available to assist current homeowners who wished to remain on the estate.

The delivery of the Yorke Drive Regeneration project relied on the demolition of 130 properties to facilitate new development, infrastructure and the physical opening of the estate to Lincoln Road providing a new frontage. The Council had already begun to consider the re-housing of existing tenants and the acquisition of privately owned homes within the area marked for demolition. The Council could only purchase the privately owned properties either with agreement from the homeowner or through a Compulsory Purchase Order (CPO). Officers would support home owners to facilitate a voluntary move to meet their needs. However, to ensure that the project could be delivered, and to mitigate identified risks, consideration needed to be given to the Council applying for a CPO that would run alongside the voluntary negotiation process. However, CPO was seen very much as a last resort. In accordance with CPO powers there was a need to identify the area of land that an order would apply to. This was identified in a revised Appendix B to the report.

AGREED (unanimously) that:

- a) the Council's financial commitment to the scheme and capital budget for 2019/20, the details of which were set out in the exempt report, be approved;
- b) subject to the financial commitment being agreed as indicated in a) above, to approve that a procurement exercise be undertaken through Homes England's Delivery Partner Panel (DPP3) to identify a suitable development partner for the delivery of the Yorke Drive estates and Lincoln Road playing fields regeneration proposals, with the outcome of this exercise being reported to the Committee together with the actual scheme costs for approval;
- c) delegated authority be given to the Director of Governance and Organisational Development, in consultation with the Director of Resources, to enter into an appropriate Homes England Grant Funding Programme to support delivery of the Yorke Drive project; and

- d) the Council agree in principle 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 shown [edged red on the revised plan at Appendix B to the report] as these:
 - (i) are needed to complete the Yorke Drive Regeneration project; and
 - (ii) cannot be acquired by agreement.

Reason for Decision

To progress the transformational project, focussing on the regeneration of the Yorke Drive estate and Lincoln Road playing fields.

25 ARMED FORCES COVENANT UPDATE

The Policy & Projects Officer presented a report which updated the Committee about Armed Forces Covenant (AFC) at the Council. The report demonstrated the additional ways in which the Council would support the AFC and sought approval for the approval of sharing information via the full Council meeting in order to raise further awareness of the armed forces community in the District and about AFC working.

AGREED (unanimously) that:

- (a) the enhanced Armed Forces Covenant working outlined in proposals 3.1 - 3.8 of the report be noted;
- (b) raising awareness of Armed Forces Covenant working be supported through:
 - i. induction training for Members;
 - ii. a review of Armed Forces Covenant working at Full Council in 2019;
 - iii. a launch event for the Buddy Scheme; and
- (c) advocacy for the Armed Forces Covenant and the Ministry of Defence Employer Recognition Scheme outside the Council as required, be supported.

Reason for Decision

To guarantee that members of the Armed Forces community in the District experience no disadvantage and to enhance Newark & Sherwood District Council's Armed Forces Covenant working.

26 GENERAL DISPENSATIONS

The Director – Governance & Organisational Development presented a report which sought to issue all Members of the Council with a blanket dispensation for the remainder of the Council's four year term. This was required in order to provide an additional safeguard to enable all Members to speak and vote, where they would otherwise have a disclosable pecuniary interest, where the interest is one, which a member of the public with knowledge of the relevant facts, would not reasonably regard as so significant that it was likely to prejudice the Member's judgement. The blanket dispensation would include housing where the Member was a tenant of the Council, provided that the functions did not relate particularly to the Member's tenancy or lease, and setting the Council Tax where the Member held property interests within the District.

AGREED (unanimously) that a general dispensation be granted to all Members of Newark & Sherwood District Council on the grounds set out in the report for the remainder of the current administration of the Council.

Reason for Decision

To enable Members to speak and vote on matters where they would otherwise have a disclosable pecuniary interest but that interest is remote, trivial or insignificant and would not influence their judgement of the public interest.

27 COMMUNITY PLAN - QUARTER 1 2019/20 PERFORMANCE REPORT

The Chief Executive presented a report which informed Members of the position against actions and Key Performance Indicators (KPIs) in the Council's Community Plan 2019/23 at the end of quarter 1 for 2019/20. The Community Plan 2019/23 was adopted on 7 March 2019 and set out the Council's purpose, values and objectives along with improvement/development actions above and beyond normal day to day service related activities.

There were a total of 138 actions within the plan, as well as 85 KPIs used to measure progress against the plan. Of the KPIs, 37 were collected quarterly, 1 on a six monthly basis, 46 annually and 1 every four years. The report is for quarter 1 focused on the 37 quarterly KPIs.

The Business Manager – Human Resources & Organisational Development gave a short presentation to the Committee which advised of objectives; the KPIs; actions; and a flavour of what the Council had been doing and new and or developing emphasis.

The Committee welcomed the stretched targets within the Community Plan and referred to the positive reaction the Plan had received in the community.

AGREED (unanimously) that the summary of position against actions and Key Performance Indicators in the Community Plan as at the end of quarter one be noted.

Reason for Decision

To enable Members to proactively monitor and manage achievement of the Council's objectives as set out in the Community Plan.

28 INFORMATION REQUESTS, COMPLAINTS AND RIPA UPDATE

The Director – Governance & Organisational Development presented a report which detailed the activity in relation to requests made to the Council during 2018/19 under the General Data Protection Regulation, Data Protection Act 2018, Freedom of Information Act 2000 and Environmental Information Regulations 2004. The report also advised of the complaints made to the Local Government Ombudsman and the use by the Council of the Regulation of Investigatory Powers Act 2000 (RIPA) during 2018/19.

In respect of RIPA, the Director – Governance & Organisational Development advised that the opportunity had been taken to update the Council's Policy to make it more user friendly and include more guidance for officers to follow. In addition, there had been some changes to senior Director posts since the current version of the Policy was adopted and these had also been updated.

AGREED (unanimously) that the report be noted, and the amended RIPA Policy, as attached at Appendix 2 to the report, be approved.

Reason for Decision

To update the Council's RIPA Policy and inform Members of activities in relation to information requests, complaints made to the Local Government Ombudsman and the use of RIPA in 2018/19.

29 NEWARK TOWN MUSEUM DELEGATION

The Director – Growth & Regeneration presented a report which detailed a request from Newark Town Council that the District Council delegates to it the exercise of the powers set out in Section 12 of the Public Libraries and Museums Act 1964, to allow it to continue to provide and maintain a museum and art gallery.

Newark Town Council had recently discovered that they did not possess an ability to run an accredited Museum and Gallery, notwithstanding that they had done so since 1997. Section 206 of the Local Government Act defined local authorities for the purposes of the Public Libraries and Museums Act 1964 in England. However, this did not include town and parish councils. Under the Localism Act 2011 and Local Authorities: General Power of Competence 2012 a town or parish council may incur expenditure for museum provision. However, Newark Town Council did not currently fulfil the requirements laid out in the General Power of Competence, meaning it could not officially run an accredited museum.

Such an 'oversight' had only recently been identified elsewhere, and other authorities had taken the precautionary measure of formally delegating this function to a

relevant town or parish Council. It was therefore proposed that the District Council formally delegates to Newark Town Council an ability to continue to operate a museum. It was also recommended that such delegation be conditional upon the museum continuing to maintain its accredited status and any significant changes to the existing demise or content being firstly agreed with the District Council.

AGREED (unanimously) that:

- (a) the Director – Growth & Regeneration be given delegated authority to formally delegate to Newark Town Council (for as long as it remains a Town Council), subject to Arts Council England Museum Accreditation Status being maintained, those powers under Section 12 of the Public Libraries and Museums Act 1964 to provide and maintain a museum and art gallery at the Town Council’s current extent of demise of the ‘Newark Town Hall Museum and Art Gallery’ under a legal agreement which also sets out the standards and policy aims of museum service to be provided;
- (b) the Director – Growth & Regeneration be given delegated authority, in consultation with the Business Manager - Legal Services and the Business Manager - Heritage, Culture & Visitors to finalise negotiations on the standards and policy aims of the museum service to be provided by the Town Council at the ‘Newark Town Hall Museum and Art Gallery’; and
- (c) the Director – Growth & Regeneration be given delegated authority, in consultation with the Leader of the Council and Business Manager - Heritage, Culture & Visitors, to negotiate and amend any future revisions to the demise, standards, and policy aims of the ‘Newark Town Hall Museum and Art Gallery’.

Reason for Decision

To allow Newark Town Council to continue to deliver a Museum and Art Gallery.

30 PROPOSED PLAN OF ACTION IN RESPONSE TO THE COUNCIL'S DECLARATION OF A CLIMATE EMERGENCY

The Policy & Projects Officer presented a report which proposed a plan of action and indicative timetable in response to the Climate Change Emergency which was declared by the Full Council at their meeting held on 16 July 2019. In response to the declaration a project group had been established to examine how the Council should most appropriately respond. The appendix to the report summarised the current activities undertaken by the Council which could be described as having a positive impact in terms of reducing the Council’s carbon footprint and set out how further interventions could reduce this further.

However, it was noted that whilst data was available at a district level in terms of carbon emissions it was not possible to describe the District Council’s contribution to the footprint. Therefore, establishing a baseline would enable the Council to understand its current performance and be able to consider the interventions and resources required in order to reduce its footprint further.

The recommendations from the project group in order to deliver the requirements set out in the declaration and indicative milestones were detailed in the report. The Policy & Projects Officer confirmed that the Leisure & Environment Committee had endorsed these recommendations and timetable at their meeting held on 24 September 2019.

AGREED (unanimously) that:

- (a) the course of action and indicative timetable as set out in the report be approved;
- (b) a Climate Change Working Group be established under the direction of this Committee, to comprise the Chairman, Vice-Chairman and Opposition Spokespersons on the Policy & Finance, Leisure & Environment, Economic Development and Homes & Communities Committees; and
- (c) the proposed budget, to be considered as part of the later Reallocation of Resources report, in relation to the production of the Climate Change Strategy and Action Plan be noted.

Reason for Decision

To respond to the Climate Emergency declared by the Council.

31 YMCA COMMUNITY AND ACTIVITY VILLAGE

The Business Manager – Housing, Health & Community Relations presented a report, which provided a progress update on the YMCA Community & Activity Village project, and sought approval for the District Council's funding contribution to enable the delivery of Phase 2 of the project.

The report detailed the successful completion of Phase 1 of the project and advised that Phase 2 works were on track to commence in the autumn 2019, which would see the construction of the main village building and its immediate surrounds. Phase 2 works had been delayed in order to realise additional funding resources and to provide additional time to secure agreements with substantial stakeholders.

A summary of the District Council ongoing financial support towards the project via Section 106 spend was provided in the report. In addition, it was noted that the Council had recently committed a £15,000 contribution to the YMCA Tall Ships Adventure under the Council's delegation arrangements for dealing with matters of urgency.

In respect of the Elm Avenue site the Director – Growth & Regeneration reported that the sale of the land had yet to be concluded, but the YMCA had requested the District Council forward fund £150,000 of its anticipated capital receipt to support the delivery of Phase 2. In addition, he advised that discussions were still ongoing with Tarmac in relation to additional land to allow an improved cycle track and boating offer but it was not proposed to contribute any additional monies to any lease which may be agreed. Rather, the District Council would take a head lease with the YMCA absorbing a sub-lease.

AGREED (unanimously) that:

- a) Members note the decision made by the Leader of the Council and Leader of the Main Opposition Group to contribute £15,000 to the YMCA Tall Ships Adventure, as detailed at paragraphs 3.4 - 3.6 of the report;
- b) Members authorise the forward funding of £150,000 of the overall 50% of capital receipt (minus reasonable fees) from the sale of the Elm Avenue site to the YMCA;
- c) Members authorise the allocation of £71,422.32 from the Hoval Section 106 monies, as detailed at paragraph 3.3 of the report to the YMCA Community and Activity Village; and
- d) the Director Resources/Deputy Chief Executive be given delegated authority to enter into a lease agreement with Tarmac to secure additional land, as identified on the plan at Annex 1 of the report, for a term of up to 2063 (with the ability to renew up to 2113), subject to terms also being agreed with the YMCA for the overall costs of this lease to be met solely by the YMCA for the lifetime of the lease between NSDC and Tarmac.

Reason for Decision

To provide an update on the progress of this development and seek approval for the required funding and land assembly to complete Phase 2 of the YMCA Sports and Activity Village.

32 OLLERTON & BOUGHTON NEIGHBOURHOOD STUDY

The Business Manager – Housing Strategy & Development presented a report which, following completion of the Ollerton & Boughton Neighbourhood Study, sought budget approval to enable the submission of a planning application for the allocated site (OB/MU/2) between the Stepnall Heights and Hallam Road estates, subject to a viable development option.

At their meeting held on 11 September 2019, the Economic Development endorsed the final draft of the Ollerton & Boughton Neighbourhood Study. The agreed master plan options included the potential opportunity of utilising additional land currently within the boundaries of the Dukeries Academy in order to enhance the recreational and amenity offer to local residents, which was a key theme from the Study.

The report also proposed that a budget of £300,000 be allocated to undertake the necessary detailed feasibility stages leading to the submission of a planning application in respect of the allocated site (OB/MU/2). This would be subject to the identification of a viable development option, informed by undertaking detailed feasibility work.

AGREED (unanimously) that:

- (a) a budget of £70,000 be added to the Capital Programme, financed by the Capital Provision in order to purchase the land in front of the Dukeries Leisure Centre; and
- (b) approval be given to the allocation of £300,000 from the Change Management Reserve to enable the submission of a planning application for the allocated site (OB/MU/2), between the Stepnall Heights and Hallam Road estates, subject to the comments of the Economic Development Committee detailed at paragraph 4.1 of the report, and detailed feasibility work and identification of a viable development option.

Reason for Decision

To develop a Neighbourhood Study approach, in accordance with the Community Plan, so to inform current and future policy development for a study area, to the benefit and prosperity of its residential and business community.

33 GENERAL FUND & CAPITAL PROJECTED OUTTURN REPORT TO 31 MARCH 2020 AS AT 30 JUNE 2019

The Director – Resources presented a report which compared the Revised Budgets with the Projected Outturn forecast for the period to 31 March 2020. The forecast to the year end was based on three months performance information on the Council’s revenue and capital budgets including the General Fund Revenue and Capital Programme. The accounts showed a projected unfavourable variance against the revised budget of £0.147m on service budgets, with an overall unfavourable variance of £0.161m. Appendix A to the report detailed the variances in service areas and other budgets.

The report also summarised the position for the Capital Programme up to the end of June 2019. Additions and amendments to the Programme were detailed in Appendix B to the report. The reported variations totalled -£1.076m which if approved would reduce the budget to £37.343m. Details of how this would be financed were set out in the report.

AGREED (unanimously) that:

- (a) the General Fund projected unfavourable outturn variance of £0.161m be noted;
- (b) the variations to the Capital Programme at Appendix B to the report be approved; and
- (c) the Capital Programme projected outturn and financing of £37.343m be noted.

Reason for Decision

To update Members with the forecast outturn position for 2019/20 financial year.

34 RESOURCING THE DELIVERY OF THE COMMUNITY PLAN 2019 - 2023

The Director – Resources presented a report which informed the Committee of the progress in re-alignment of the financial resources to fund the delivery of the Council's Community Plan priorities. This required the allocation of funding from the Change Management Reserve to fund one off expenditure to support the delivery of the objectives of the Community Plan. The report also sought approval for proposed changes to the base budget that would be presented to the Council's committees as part of setting the 2020/21 general fund base budget.

It was reported that around £400,000 of the current base budget had been identified as being able to be re-allocated to support the delivery of the Community Plan objectives. In addition to base line changes to the budget, £480,000 had been identified, as being required as one off expenditure to be funded from use of the Change Management Reserve and the Cleaner, Safer, Greener (CSG) reserve.

The report identified the following areas where additional resourcing in line with the Community Plan would be required: Housing, Health and Community Relations; Waste, Trade Waste and Grounds Maintenance; Growth and Regeneration; Corporate Capital Projects; land at Lowfield Lane; Lorry Park Security; Apprenticeships; Information Technology; and Commercialisation and Major Projects.

AGREED (unanimously) that:

- (a) the Committee support the work done to re-allocate the Councils general fund revenue budgets to fund the corporate objectives set out in the Community Plan;
- (b) the transfer of £374,056 from the Change Management Reserve and £17,000 from the Cleaner, Safer, Greener (CSG) reserve be noted;
- (c) the in-year change to the revenue budget of £88,160 funded from the Change Management Reserve for 2019/20 be approved and be presented to the relevant Committees of the Council as part of the budget proposals for 2020/21; and
- (d) the proposed changes, totalling £326,352, to the budgets for 2020/21, that will be presented to the relevant Committees of the Council as part of the budget proposals for 2020/21 be noted.

Reason for Decision

To allocate financial resources that will underpin the delivery of the Community Plan objectives.

35 NEWARK LORRY PARK

The Director – Resources presented a report which updated Members on the completed Newark Lorry Park Extension Project, the Lorry Park 5 Year Business Plan (exempt Appendix to the report) and the Lorry Park Café.

It was reported that the extension of the lorry park had been a successful project. It had delivered the requisite 167 lorry parking spaces within budget and with a contribution back to the Council's Capital Programme of £68,095. Furthermore, the installation of the fuel bunker which would be operational from September 2019, together with the proposed increase in the tariff to £16.50, from April 2020, would increase the income to the Council, thereby reducing the payback period below the 4 year period that was predicted when the project was given initial approval. In addition, in order to further improve the offer to the users of the lorry park, proposals were included in the business case to renovate and modernise the café at the lorry park. It was considered that these proposed changes would enhance the experience of the customers and potentially further increase revenue to the Council.

AGREED (unanimously) that:

- a) Members note the exempt Newark Lorry Park 5 Year Business Plan as approved by the Economic Development Committee; and
- b) Members note the saving of £68,095 and approve that this sum be added to the available funding of future projects in the Council's Capital Programme.

Reason for Decision

To generate additional revenue for the Council and to provide secure, high quality parking for Lorries, HGVs and coaches as well as provide for the wellbeing of drivers through the provision of quality facilities.

36 PARISH AND TOWN COUNCIL INITIATIVE FUND 2020 - 2023

The Business Manager – Housing, Health & Community Relations presented a report which sought approval for the criteria for the new Parish & Town Council Initiative Fund 2020 – 2023. The fund was a year 1 priority for delivery as part of objective 10 in the Council's Community Plan to 'increase participation with the Council and within local communities'. This was aligned to the delivery of the Cleaner, Safer, Greener (CSG) priorities. The proposed criteria for the Fund had been developed in order to support projects and initiatives from parish and town councils which contribute to the CSG objectives.

The fund proposed that potential grants would be allocated over a three-year cycle, consisting of two grant panels per year. In year one it was proposed that the focus would be applications that supported the 'greener' principle, year two the 'safer' principle and year three the 'cleaner' principle. It was proposed that the awarding panel would consist of the Chairman and Vice Chairman of the Policy & Finance, Homes & Communities and Leisure & Environment Committees along with the Leaders of the Labour, Independent and Liberal Democrat Groups, creating a panel consisting of nine Members.

AGREED (unanimously) that:

- (a) the Parish and Town Council Initiative Fund criteria for 2020 – 2023 be approved; and
- (b) the composition of the Member Panel, as set out in the report, be approved.

Reason for Decision

To enable the Council to deliver key objectives within the Community Plan 2019 - 2023.

37 EUROPEAN UNION EXIT PREPAREDNESS REPORT

The Director – Communities & Environment presented a report which provided the Committee with an update in respect of the preparations being made by the Council relating to EU exit preparedness. It was noted that the preparations being taken were in line with advice received from the Ministry of Housing, Communities & Local Government and other Government departments.

AGREED (unanimously) that:

- (a) Members note the Council preparations and sign-post their ward constituents, if required, to the available resources via the Council web site and Customer Services advice; and
- (b) Members seek any further advice required from the Brexit Lead Officer, Matthew Finch.

Reason for Decision

To actively manage the EU Exit, achieving a smooth transition for all in the District.

38 EQUALITIES UPDATE

The Director – Governance & Organisational Development presented a report which provided Members with an update on the progress made over the last year towards the Council's corporate equalities objectives and the gender pay gap. The report also gave an overview of activities planned for the future.

AGREED (unanimously) that:

- a) the report and the progress made against the Council's equality and diversity objectives be noted; and
- b) the Committee note the outcomes and findings of the Gender Equality Pay Gap report and in particular the positive reduction of 5.26% compared to the 2017 outturn.

Reason for Decision

To keep Members informed of progress made against the objectives included within the Council's adopted Equality and Diversity Strategy and the Gender Pay Gap Report.

39 URGENCY ITEM - JOSEPH WHITAKER SCHOOL COMMUNITY FACILITIES IMPROVEMENTS

The Committee noted the decision to allocate a community facilities contribution of £50,294, held under the Section 106 Agreement AG859, to Joseph Whitaker School as a contribution towards improvements to the community leisure facilities and that the appropriate provision be made in the Council's Capital Programme for the scheme.

AGREED (unanimously) that the Urgency Item be noted.

Reason for Decision

To improve the community infrastructure in Rainworth.

40 URGENCY ITEM - NEW SWIMMING POOL AT DUKERIES LEISURE CENTRE

The Committee noted the decision that an instruction to proceed to RIBA Stage 3 and 4 had been issued to Total Swimming, the project developer.

AGREED (unanimously) that the Urgency Item be noted.

Reason for Decision

To ensure that the project proceeds without unnecessary delay.

41 URGENCY ITEM - BUDGET RE-PROFILE REQUIRED TO ENHANCE THE GARDEN WASTE SOFTWARE SYSTEM

The Committee noted the decision to redirect £20,000 of funding to Information Technology Investment to enhance the garden waste software provision and to use the remaining £6,000 to purchase garden waste bins for new customers.

AGREED (unanimously) that the Urgency Item be noted.

Reason for Decision

To enhance the software in order to meet the garden waste renewal schedule.

42 URGENCY ITEM - USE OF SECTION 106 FUNDS FOR VICAR WATER PLAY AREA REFURBISHMENT

The Committee noted the decision to set up a £64,000 capital budget which would be used to refurbish the play area at Vicar Water Country Park.

AGREED (unanimously) that the Urgency Item be noted.

Reason for Decision

To ensure the project to improve the play area proceeded without unnecessary delay.

43 EXCLUSION OF THE PRESS AND PUBLIC

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

44 ESTATE REGENERATION - YORKE DRIVE AND LINCOLN ROAD PLAYING FIELDS

The Committee considered the exempt report of the Director – Governance & Organisational Development concerning the Yorke Drive Estate and Lincoln Road Playing fields Estate Regeneration.

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

45 LONDON ROAD CAR PARK EXTENSION OPTIONS APPRAISAL

This item was withdrawn from the agenda.

46 NEWARK LORRY PARK (CONFIDENTIAL APPENDIX ONLY)

The Committee considered the exempt Business Plan for the Newark Lorry Park.

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

Meeting closed at 7.58 pm.

Chairman

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

Document is Restricted

Forward Plan of Policy & Finance Committee Decisions from 1 December 2019 to 30 November 2020

This document records some of the items that will be submitted to the Policy & Finance Committee over the course of the next twelve months.

These committee meetings are open to the press and public.

Agenda papers for Policy & Finance Committee meetings are published on the Council's website 5 days before the meeting <https://democracy.newark-sherwooddc.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1>. Any items marked confidential or exempt will not be available for public inspection.

Meeting Date	Subject for Decision and Brief Description	Contact Officer Details
23.01.20	HRA Renting & Service Charge Setting	rob.main@newark-sherwooddc.gov.uk nick.wilson@newark-sherwooddc.gov.uk
23.01.20	N&S Place Plan	Leanne.monger@newark-sherwooddc.gov.uk
23.01.20	Policy & Finance Revenue Budget Setting 2020/21	nick.wilson@newark-sherwooddc.gov.uk
23.01.20	Business Rates and Dormant Commercial Rent Sundry Debts Write-Offs	phil.ward@newark-sherwooddc.gov.uk
20.02.20	General Fund, HRA and Capital Budget Monitoring to 31 st March 2020	nick.wilson@newark-sherwooddc.gov.uk
20.02.20	MTFP and General Fund Proposed Revenue Budget 2020/21	nick.wilson@newark-sherwooddc.gov.uk
20.02.20	Capital Programme Budget 2020/21 to 2023/24	nick.wilson@newark-sherwooddc.gov.uk
22.04.20	Review of Exempt Items	nigel.hill@newark-sherwooddc.gov.uk
22.04.20	Climate Change Strategy and Action Plan	matt.finch@newark-sherwooddc.gov kate.marshall@newark-sherwooddc.gov tracey.piper@newark-sherwooddc.gov
BC	HRA Business Plan (on hold dependant on outcome of the housing management review)	rob.main@newark-sherwooddc.gov.uk nick.wilson@newark-sherwooddc.gov.uk
BC	London Road Car Park Extension Options Appraisal (EXEMPT)	matt.lamb@newark-sherwooddc.gov.uk

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

COUNCIL MANAGEMENT OF OPEN SPACE AT FERNWOOD

1.0 Purpose of Report

1.1 To provide Members with an update regarding the Council taking on the management and maintenance of Public Open Space at the next phase of development by Barratt David Wilson Homes (BDW) at Fernwood and to note revisions to the Council's policy regarding the preference for public adoption (and maintenance) of new public open spaces provided as part of new development proposals.

2.0 Background Information

2.1 Members will be aware that new major residential developments (normally schemes of more than 10 dwellings in size) are often accompanied by on site public open space(s). Such space(s) can range in size and function from informal grassed areas, play areas, new sports pitches, and new country parks. Historically the District Council has taken on the maintenance of such spaces after the development (or each phase) is completed, alongside a one-off 'commuted sum' payment to cover an initial 'x' years maintenance (NSDC currently seek this for a 20 year period).

2.2 For some years now there has been a trend by developers to decline any agreement for the District Council to take on maintenance of open space, negating any requirement to provide a 'commuted sum'. The replacement maintenance vehicle has been a Management Company (ManCo). Typically a ManCo will be paid for by each house on a new development paying an annual charge which covers its running costs of maintaining land to a pre-agreed minimum standard. Many ManCo's are run ethically having an annual charge to household which are directly attributable to the costs of maintaining the open space in question on an ongoing basis. Some ManCo's are perceived to operate less ethically, which has resulted in residents being dissatisfied, raising concerns with charges levied for issues such re-mortgaging (given that ManCo's are interested parties to the freehold of land) and seeking permission for the erection of conservatories or satellite dishes. The existing parish of Fernwood is an example often cited by the Parish Council and residents of such practices, which create frustrations and tensions. Moreover, given the level of new development associated with the Greater Fernwood Strategic Urban Extension (SUE), which will see some 3500 new homes over the next 20 years, there is a danger of multiple management regimes, each operating at different times, in different areas, to different standards.

3.0 Proposal

3.1 Members may be aware that the Economic Development Committee have a recommendation before them which seeks to be clear on the preference for new development to be owned and maintained by the District Council (attached at Appendix A). In order to negate concerns detailed above with respect to Fernwood Officers from the District Council entered into negotiations with the developer of the next phase of Fernwood, Barratt David Wilson Homes (BDW). BDW are currently on-site building out a consent for 1050 homes, including the associated public open space and sports provision.

Following negotiation (and approval under an urgent item from the Leader, Deputy Leader, and Leader of the Opposition) the Council and BDW have agreed that there will not be a Management Company for this phase of the development. As an alternative BDW has agreed, under terms captured separately as an exempt item, that after each phase of development (subject to an appropriate handover mechanism to ensure the open space is fit for purpose prior to transfer) the open space associated with that development will be transferred to the Council for it to maintain. Fernwood Parish Council have been informed of this agreement, and wholly supportive and welcoming of this solution, which will mean no ManCo for the next phase of development. For awareness there are a number of other phases of development that will come forward over the coming months and years. That will include Larkfleet (up to 350 homes) and Persimmon (1800 homes) homes. Officers will work with these developers to follow a similar no ManCo approach.

4.0 Financial Implications

4.1 The final implications of this proposal have been assessed and the impact will be cost neutral to the general fund.

5.0 RECOMMENDATION

That the Committee note the urgent decision to enter into an agreement with BDW Homes to ensure that the proposed ManCo be replaced by the Council taking on the ownership and maintenance of the open space at the end of each phase of the development.

Reason for Recommendation

To enable the provision of future open space to be maintained by the District Council, ensuing a single and transparent maintenance regime.

Background Papers

Nil.

For further information please contact Matt Lamb on Ext. 5842

Matthew Lamb
Director - Growth & Regeneration

COPY OF THE REPORT TO ECONOMIC DEVELOPMENT COMMITTEE, 20 NOVEMBER 2019

1.0 Purpose of Report

1.2 To provide Members with an overview of current arrangements for securing the long-term management and maintenance of new open space provided as part of new (predominately housing) development proposals and to seek clarity on a preferred approach. An update is also provided on the arrangements for maintaining new open space on the next phase of the Barratts David Wilson Homes (BDW) development at Fernwood.

2.0 Background and Concerns with Management Companies (ManCo's)

2.1 Members may be aware that new major residential developments (normally schemes of more than 10 dwellings in size) are often accompanied by on site public open space(s). Such space(s) can range in size and function from informal grassed areas, play areas, new sports pitches, and new country parks. Historically the District Council has taken on the maintenance of such spaces after the development (or each phase) is completed, alongside a one-off 'commuted sum' payment to cover an initial 'x' years maintenance (NSDC currently seek this for a 20 year period). The Councils Policy is captured in the adopted Developer Contributions SPD¹.

2.2 In recent years there has been a trend by developers to decline any agreement for the District Council to take on maintenance of open space, negating any requirement to provide a 'commuted sum'. The replacement maintenance vehicle has been a Management Company (ManCo). Typically a ManCo will be paid for by each house on a new development paying an annual charge which covers its running costs of maintaining land to a pre-agreed minimum standard. Many ManCo's are run ethically having an annual charge to household which are directly attributable to the costs of maintaining the open space in question on an ongoing basis. Some ManCo's are less ethical, with charges levied for issues such re-mortgaging (given that ManCo's are interested parties to the freehold of land) and seeking permission for the erection of conservatories or satellite dishes.

2.3 As a Council there was a change in our own policy position in 2016, when the Economic Development Committee resolved to change the focus to an 'exception' rather than a 'rule' for the District Council adopting new open space/equipment. The text below is still extant guidance, to be read alongside the aforementioned Developer Contributions SPD. For the avoidance of doubt the text inserted in 2016 is in **bold**, with the previous text in ~~strikethrough~~.

2.4 "Following the agreement of on-site provision, the District Council will need to satisfy itself that the open space has been properly laid out and completed and that suitable contractual arrangements for its long term maintenance have been put in place.

¹ <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/draftdevconspd/Adopted%20Developer%20Contributions%20&%20Planning%20Obligations%20SPD%20December%202013.pdf>

Under normal circumstances this will involve either:

- 1. The land being dedicated to the Town/Parish Council and a commuted sum being paid to cover its future maintenance for 20 years; or**
- 2. An alternative arrangement being presented by the applicant, usually in the form of a Management Company to satisfy the Council that maintenance of the land will be guaranteed for the foreseeable future.**

Should the latter option be pursued the Council would expect applicants to consider how Town/Parish Council views could be considered, including the ability for representation via governance arrangements on larger schemes.

In exceptional circumstances the District Council may consider taking adoption of the open space. This will be determined on a case-by-case basis following discussion with the applicants and/or relevant Town/Parish Council(s).

~~Under normal circumstances this will involve the land being dedicated to the Local Authority and a commuted sum being paid to cover its future maintenance. Council policy requires that the commuted sum cover maintenance for 20 years. This is considered an appropriate balance between the maintenance costs being covered by both the new development and ultimately the local authority.~~

~~If developers do not wish to dedicate the open space to the Local Authority then the District Council will want to be assured that the alternative arrangements will guarantee the maintenance of the land for the foreseeable future.~~

The costs for maintenance of the various areas are as follows (2016 prices):

	<u>£ Per m²</u>		<u>£ Per Dwelling</u>
Provision for children and young people (at 18m ² /dwelling)	57.29	=	1031.30
Amenity green space (at 14.4m ² dwelling)	19.63	=	282.79
Outdoor Sports facilities (at 52.8m ² /dwelling)	21.74	=	1148.05
Natural & Semi Natural green space	n/a		102.66
Allotments and community Gardens (at 12m ² /dwelling)	12.31	=	147.83

The full 20 year commuted sum is calculated by multiplying the relevant open space area(s) by the cost per square metre or by multiplying the cost per dwelling by the number of dwellings.

These costs will be revised annually in line with the index for the soft landscaping work category of the Building Cost Information Service published by the Royal Institute of Chartered Surveyors.”

2.5 Whilst some would argue that concerns regarding ManCo's can be eradicated by the way in which they are constituted and monitored in circumstances when the operation is a cause for a concern there are additional resource requirements which fall upon the council, residents, and often towns/parishes to try and rectify an issue. It is considered that the Council has an opportunity to make a clear statement of intent on how we wish to approach the management and maintenance of our open spaces.

3.0 Options for the Future

3.1 A Council first approach to maintaining open space?

3.2 Fundamentally Members are asked to address whether management and maintenance of land by the District Council or the relevant Town/Parish Council is preferable to a ManCo, and whether the Council itself should ever become a ManCo (as a 'safety net' in circumstances where a developer is insistent on pursuing a ManCo route).

3.3 Members will be well aware of the importance of 'Place' and how public and green spaces contribute to this. Open spaces are also critical to recreation, health, and well-being of residents. The advent and proliferation of ManCo's has resulted in multiple open space maintenance providers, each maintaining open space(s) to different timetables and standards across the District. In some areas, there is likely to be multiple providers and regimes within single parish boundaries, one notable example being Fernwood. In simple terms, the District Council's ability to influence and manage the quality of open space is removed. If the Council were responsible for maintenance it would allow for direct control and accountability for residents, particularly in terms of creating an appropriate 'Place'. Council maintenance of open space(s) potentially allows for the development of 'add-on' services for residents, such as the cutting of grass in private gardens. This will be a matter for the Council's ground maintenance service to consider in the future.

3.4 Do ManCo's need to remain?

The ability of a developer to create a ManCo remains within their gift as a matter of law. A ManCo is not currently 'banned' and they have become mainstream practice for large numbers of new housing estates across the UK.

3.5 Notwithstanding the above, **a clear policy steer** on the Council's preferred method of maintenance (and why), alongside realistic costs of maintenance, phased over a reasonable development period (i.e. linked to phased delivery of open spaces and associated new housing) will allow developers to have regard to this in presenting their proposals to the Council, as Local Planning Authority. Clear guidance will also allow developers to factor such requirements into land purchase negotiations.

3.6 Should Members agree that the Council is best placed to manage and maintain open space on new developments there are two routes to secure this:

1) Commuted Payment

As has been done historically the Council, through its S106 Planning Obligation negotiations can seek to secure a commuted payment to cover 20 years maintenance. The level of payment sought will need to be clearly set out, as will expectations for when the open space(s) is transferred and when this will be paid. The host Parish Council will need to be part of any agreement to cover the period

after the initial 20 years maintenance, ensuring that maintenance costs are precepted (or some other form of funding is secured) or that the land is transferred to the host parish or town council after that time.

Phasing of payments will be critical in order to assist the cash-flow of developers. Any developer costs would need to be factored into the viability of any scheme, which may lead to, if robustly tested via a viability process, a reduction and/or deletion in other S106 contributions.

The majority of Local Planning Authorities who have adopted S106 planning guidance continue to operate this as an approach. Most are clear in stating that this approach is open to developers to pursue, with grounds maintenance teams providing detailed costs such that a developer is fully aware up-front of any financial commitments. This route is already captured in the Councils SPD. A withdrawal of the 2016 policy changes will again make clear that Council management and maintenance is the preferred route.

2) The Council becomes a ManCo

If a developer is insistent on a ManCo route, despite a clear policy statement and preference to the contrary, the Council will consider refusing planning permission. Alternatively, and if circumstances require, the Council will seek to be invited, via a competitive process, to set a pricing schedule to be the ManCo for residents. Nearby authorities have adopted a similar approach.

4.0 Proposal

- 4.1 It is considered that the Council needs to make a clear policy statement that the management and maintenance of open space should fall to a Council rather than a ManCo, given the growing concerns with a ManCo approach. If open spaces is publicly owned and managed the relevant tier of local government can be directly accountable for and to the delivery of a sense of place.
- 4.2 If a 'Council first' approach is agreed the preferred vehicle to achieve this is option 1 (commuted payment) above, which already exists within the Council's SPD. The Council will simply withdraw its statement in 2016 and re-affirm in negotiations with developers that this is the preferred approach. This can apply to pending applications where the S106 agreement is yet to be executed. Providing maintenance costs, when these will be paid, handover process (of the space from the developer to the Council), and the overall maintenance period clearly and unambiguously will allow developers to factor this into development costs. It is accepted that this may increase viability challenges, a route which is already open to developers.
- 4.3 If a developer refuses to follow option 1 and elects pursues a ManCo the Council will seek an ability to 'bid', via a competitive process, for the right to be a ManCo (which will normally be some time after the grant of any planning permission). It is not proposed that the level of charging regime or profit generated will require a separate vehicle/company model. If this position changes further proposals will be brought to Members via the relevant decision-making Committees.

4.4 Fernwood Open Space

Members will be aware that Barret David Wilson Homes (BDW) have commenced works on implementing a 1050 house scheme at Fernwood North. As part of the development a ManCo had been negotiated, following the model of the existing ('original') Fernwood. As will be detailed to the Policy and Finance (P&F) Committee the Council has decided to intervene to prevent another ManCo. BDW have agreed that at the end of each phase of the development open space for that development will be transferred to the Council. The terms of this agreement will be reported as an exempt item to the P&F Committee. The terms of this deal were agreed as an urgent decision with the Leader, Deputy Leader, and Leader of the Opposition.

5.0 Financial Implications (FIN19-20/7395)

In the event that Members agree the preferred recommended that the District Council (or if agreed the relevant Town or Parish Council) should adopt open space in the first instance the costs of maintaining the open space will, in the initial years of maintenance, be covered by any commuted maintenance sum payment secured via a S106 agreement with developers. Any commuted maintenance sum will be finite, meaning that at some point the costs of managing, maintaining, and replacing (equipment, pitches, etc.) will need to be met by the District/Town/Parish Council resources. This may therefore require further budget provision, which would be added to the base budget for the year that the Commuted Sum would expire and would be approved through the budget process.

6.0 RECOMMENDATIONS that:

- (a) **the Committee endorses the proposals at paragraph 4.2 above to withdraw the Statement made in 2016, making it clear as a matter of policy and preference to developers that the Council will seek to take on open space alongside a commuted payment to the Council to cover a period of 20 years maintenance. This is in accordance with the already published Developer Contributions SPD;**
- (b) **the Committee endorses the ability of the Council, where appropriate, to competitively tender to operate as a Management Company in circumstances where it is not possible or appropriate to follow a commuted payment route; and**
- (c) **the Committee notes the decision, as agreed with the Leader, Deputy Leader, and Leader of the Opposition of the Council to take on the ownership and management of open space delivered at the end of each phase of Fernwood North.**

Reason for Recommendations

To ensure clarity on the issues surrounding the management and maintenance of new public open space across the District.

Background Papers - Nil

Appendices - Report and Appendix to Economic Development Committee 14th September 2016

For further information please contact Matt Lamb on Ext. 5842

Matt Lamb
Director – Growth & Regeneration

PLANNING PROCESSES IN RELATION TO THE ADOPTION OF PUBLIC OPEN SPACE

1.0 Purpose of Report

- 1.1 To consider the adoption of an advisory note in relation to the Developer Contributions and Planning Obligations Supplementary Guidance (SPD) highlighting to developers the latest position in relation to Public Open Space adoption.

2.0 Background Information

- 2.1 As part of the sustainable development of new housing schemes it is important to secure good design and integrate appropriate greenspace. To that end the District Council requires developers to provide public open space on site in line with Policy DM3 of the Allocations & Development Management DPD and the Developer Contributions & Planning Obligations SPD (hereafter referred to as the SPD).
- 2.2 The SPD was adopted by Economic Development Committee in December 2013 and will be reviewed following the completion of the Plan Review (currently underway) in 2017/18. The SPD sets out in detail the types of open space required on site and the levels of financial contribution required to support maintenance of it over the medium term. It also sets out that in normal circumstances the District Council will take ownership of the open space upon completion.
- 2.3 Since the adoption of the SPD the District Council has begun a process of devolution, including offering to transfer public open space and associated maintenance contributions to Town and Parish Councils where they are willing to take on this responsibility. Given this approach, it is suggested that Town or Parish Councils should be offered the opportunity to take on open space as part of new development in their own communities rather than the District Council. Alternatively an applicant can elect (as is their right to do) to promote a Management Company, whereby the costs of future maintenance of open space (and communal areas) for a site are covered in perpetuity by costs levied at individual dwellings. Accordingly the District Council would in future, only take on responsibility for the maintenance of areas of open space as a point of last resort or where there were exceptional circumstances to justify it doing so (for example if an area of open space was strategically significant) Members should be aware that whilst, where responsibility is transferred to the Town or Parish or to the District Council, a commuted sum is received from the developer, this only covers future maintenance costs over a defined period (currently 20 years in accordance with the formula currently used by the Council), with the local authority meeting any maintenance costs thereafter. The continued adoption of open space by the District Council, without any amendment to the current policy, would therefore represent an ongoing and increasing future liability to the Council.
- 2.4 Whilst this change of approach is relatively small in scale in terms of the overall content of the SPD a number of developers have requested clarification of the District Council's position on the matter.

3.0 Proposals

- 3.1 Whilst any review of the SPD will address these policy changes this will however not be undertaken in the short term. It is therefore proposed to prepare a short amended section of the SPD in the form of an advisory note to reflect the Council's current approach. The proposed note's content is attached at Appendix A.
- 3.2 The note sets out that an applicant can explore either the option to transfer land (with an appropriate maintenance payment over 20 years) to the relevant Town/Parish Council(s) or promote a Management Company. For the avoidance of doubt an applicant can choose to explore either or both options (eg. some open space or community facilities could be transferred to the Parish with other areas such as open space or communal areas in apartment blocks being transferred into a Management Company). The note does set out that in certain circumstances it may be that the District Council will take on the land. This catch all statement is intended to ensure that there is always a back stop position. It also allows for circumstances where the new open space provision would expand an existing open space in the District Council's ownership or is a strategic piece of open space which is more appropriately maintained by the District Council. In these circumstances the District Council will inform the developer as soon as possible in the development process of this position.
- 3.3 It should also be noted that developers will continue to have the option, in all cases, to make their own arrangements for the maintenance of public open space through a management company as they are entitled to.

4.0 Equalities Implications

- 4.1 None identified

5.0 Impact on Budget/Policy Framework

- 5.1 The proposal sets out reflects the Council's approach to seek to devolve responsibility for the maintenance of open space where appropriate the Town and Parish Councils.

6.0 Comments of Director

- 6.1 Public open spaces play a vitally important role in ensuring the quality of 'Place' and have a direct impact on Wellbeing and Health. It is in recognition of this that Planning policies require the provision of public open space as part of a development. Once created the traditional model was for the District Council to take on the responsibility for and maintenance of these open spaces.
- 6.2 As the report states, it is proposed to change this traditional approach and offer such maintenance to local parishes or let the developer make their own maintenance arrangements with the District Council retaining a backstop position enabling it to adopt land in exceptional circumstances. What remains constant is the requirement for quality public open spaces to be created as part of any development.

7.0 RECOMMENDATIONS that:

- (a) the contents of the report are noted; and**
- (b) Appendix A be adopted as an Advisory Note to accompany the Developer Contributions and Planning Obligations SPD for the purposes of determining planning applications.**

Reason for Recommendations

To clarify for developers the current circumstances around the adoption of public open space secured as part of new residential development.

Background Papers

Planning Obligations & Developer Contributions SPD

For further information please contact Matthew Norton on Ext 5852 or Phil Beard on Ext 5714

Kirsty Cole
Deputy Chief Executive

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

ESTATE REGENERATION - YORKE DRIVE ESTATE AND LINCOLN ROAD PLAYING FIELDS

1.0 Purpose of Report

1.1 To report progress on the Yorke Drive estate and Lincoln Road playing fields regeneration proposals and seek the necessary approvals to enable the project to move into the next phase of delivery.

2.0 Background Information

2.1 The Committee has previously received reports in September 2017, June and November 2018, April and September 2019, to inform Members of the key activities being undertaken to deliver the Yorke Drive regeneration project, which emanates from the Bridge Ward Neighbourhood Study (2012).

2.2 The proposals for the Yorke Drive estate and Lincoln Road playing fields have been developed to deliver extensive transformational change and investment to the area by:

- Building new mixed tenure homes for rent and sale.
- Raising money for new rented homes and improvements to the whole estate.
- Providing improved sports and leisure facilities for all (including a new sports pavilion).
- Improving road access and the road network in the area.
- Making the whole area a better and safer place to live.

3.0 Project Updates and Actions

Planning

3.1 Further to meeting two planning conditions relating to the completion of a bat survey and noise mitigation works, Planning Committee on 5 November 2019 formally approved the outline planning application for the Yorke Drive estate regeneration proposals and a Decision Notice has now been issued.

Procuring a Development Partner

3.2 Following soft market testing, which indicated an appetite amongst developers to be involved in the delivery of this regeneration proposal, external legal advice on alternative delivery models was sought. The Committee approved the use of Homes England's procurement framework: Delivery Partner Panel 3 (DPP3) at its meeting 27th September 2019.

3.3 DPP3 offers a public procurement compliant process with the benefit of a shorter timespan than a full OJEU tender does.

- 3.4 Following an initial sift of interested developers, four have been selected to proceed to the next phase of procurement and have been invited to tender for delivery of the project. To give adequate time for the developers to fully respond to the tender documents (*taking account of the Christmas period*) the deadline for completed returns is 24th January 2020.
- 3.5 As part of the procurement process, representatives from the Yorke Drive Resident Panel will be involved in interviewing the prospective developers. The Panel will focus on how a developer links with the community and approaches resident engagement. There will also be an opportunity for both residents and officers to visit regeneration schemes that the developer(s) has completed.
- 3.6 Following consideration of the tender returns by officers and external specialists, interviews will take place in mid-February 2020. Unfortunately, the procurement timetable being followed does not allow for a report to be presented to the Committee meeting scheduled for 20 February 2019, to advise on the outcome of the selection process and recommendation on the selection of preferred developer partner. Therefore, it is proposed that an additional meeting of the Committee is convened on 5 March 2020 to enable Members to fully consider this matter and make the necessary approvals.
- 3.7 If the report was held until the Committee meeting in April 2020, this would place further risk on the project timeline and ability for the Council to spend any grant funding received from Homes England, under the Small Site Infrastructure Fund, by its deadline of March 2021. Members should note that grant funding has not as yet been secured, but officers are now in advanced talks with Homes England to enable the formal submission of grant bids.

4.0 Decant Policy

- 4.1 Building on the principles of the 'Resident Offer', approved by the Committee at its November 2018 meeting, a Decant Policy has been drafted to set out how the council intends to manage the process of moving residents from their homes in order to facilitate the regeneration proposals. The final draft Decant Policy is at **Appendix A**
- 4.2 Some minor changes have been made to the original 'Resident Offer' and for ease these have been highlighted in yellow within the appended Decant Policy.
- 4.3 Financial provision for statutory 'Home Loss Compensation' and 'Disturbance Payments' was approved by the Committee in the Exempt Item (*Estate Regeneration – Yorke Drive Estate and Lincoln Road Playing Fields*) presented at the September 2019 meeting.
- 4.4 To support the Decant Policy, a 'Resident Payment Procedure' will be published separately to set out for residents how disturbance payments will be made, i.e. a lump sum payment per property type or individually receipted claims and what activities constitute reasonable costs. The finance required for 'Home Loss Compensation' and 'Disturbance Payments' will be set within the parameters of the approved budget and detailed within the 'Resident Payment Procedure', should further finance be required then Committee approval will need to be sought.

5.0 Proposal

- 5.1 The Committee is asked to consider the activities being progressed to deliver the regeneration proposals developed for the Yorke Drive estate and the Lincoln Road playing fields in Bridge Ward, and approve the Decant Policy set out at **Appendix A**, along with the date for an additional meeting of the Committee on 5 March 2019. This is so a report can be presented to inform Members on the outcome of the procurement process to select a preferred development partner.

6.0 Equalities Implications

- 6.1 Equality implications for this regeneration scheme have been considered and an Equality Impact Assessment approved by this Committee in November 2018. This will be reviewed once a development partner has been secured and an updated Assessment will be submitted to the Committee for consideration.
- 6.2 The community consultation and master planning programme is aimed at ensuring that the needs and priorities of the existing community on Yorke Drive are addressed in developing and then delivering the proposals.

7.0 Financial Implications (FIN19-20/1805)

- 7.1 It is envisaged that the cost of statutory home loss and disturbance payments will remain within the parameters of the existing approved budget as per the report to this committee on 26 September 2019, therefore there are no additional financial implications to approve at this time.

8.0 Community Plan – Alignment to Objectives

- 8.1 The rationale for the project has been clearly articulated in this and previous reports, its strategic importance is reflected through its inclusion in the Council's Community Plan. Following extensive and continued consultation with residents on the estate, the project is also supported by the overwhelming majority of residents.

- 8.2 The proposals directly relate to the following objectives with the the Community Plan:

- *Improve the cleanliness and appearance of the local environment*
- *Reduce crime and antisocial behaviour, and increase feelings of safety in our communities*
- *Reduce levels of deprivation in target areas and remove barriers to social mobility across the district*
- *Improve the health and wellbeing of local residents, with a particular focus on narrowing the gap in healthy life expectancy and other health outcomes*
- *Increase participation with the Council and within local communities*

With the objective to

- *Accelerate the supply of new homes including associated facilities;*

having the supporting action of

Direct delivery of homes:

- Progressing implementation of Yorke Drive regeneration scheme;

9.0 RECOMMENDATIONS that:

- a) the 'Yorke Drive Estate: Resident Decant Policy', set out at Appendix A, be approved; and
- b) the request for an additional meeting of the Committee on 5 March 2020 to consider the outcome of the procurement process to select a preferred development partner is agreed.

Reason for Recommendations

To progress the transformational project, focussing on the regeneration of the Yorke Drive estate and Lincoln Road playing fields.

Background Papers

Nil

For further information please contact either Rob Main, Business Manager – Housing Strategy & Development on 01636 655930 or Cara Clarkson, Regeneration & Growth Lead on 01636 655923.

Karen White
Director – Governance & Organisational Development

DECANT POLICY

**NEWARK & SHERWOOD DISTRICT COUNCIL
YORKE DRIVE ESTATE – RESIDENT DECANT POLICY (MOVING FROM YOUR HOME)
NOVEMBER 2019**

1.0 Purpose

- 1.1. The council has an ambitious estate regeneration plan for the Yorke Drive estate and Lincoln Road playing fields in order to deliver transformational change to the area. This includes a phased programme of house demolitions on part of the estate, which will involve the need to undertake ‘decants’ – moving residents from their existing homes.
- 1.2. At the Policy & Finance Committee on 29th November 2018 the principles of a ‘Resident Offer’ were approved, which state that:

‘As the Yorke Drive regeneration scheme proceeds the Council will need to provide affected residents with rehousing options that meets their housing needs, provides financial compensation and a dedicated officer support.’

The Council will:

1. *Work with residents on a one to one basis to understand their needs, expectations and concerns.*
 2. *Provide dedicated officer support and a single point of contact.*
 3. *Provide a positive financial compensation package to residents move and practical support during the move.*
 4. *Provide clear and accurate information.*
 5. *Provide additional support and assistance to residents that are more vulnerable.*
- 1.3 This **Decant Policy** (the Policy) shows the council’s commitment to those residents of Yorke Drive who are required to move because their home is scheduled for demolition as part of the estate regeneration plan. It will also set out the council’s commitment to council (*secure*) tenants, homeowners (*resident and non-resident owners*), leaseholders and private sector tenants.
- 1.4 The council will ensure all residents receive the proper notice when they have to leave their old property in line with its legal duties and social responsibilities, enabling the council to obtain vacant possession of those parts of the estate designated for demolition and then redevelopment.

2.0 Aims

- 2.1 The aims of the Policy are to:
- a. Ensure that tenants and residents are aware of their rights and compensated appropriately for their home loss in accordance with legislation.

- b. Provide tenants and residents with a clear process for decant and rehousing, to ensure their options are clearly explained.
 - c. Ensure statutory compliance with relevant legislation.
 - d. Minimise disruption to tenants and residents.
 - e. To meet the housing needs of statutory (Council) existing tenants.
- 2.2 The council will exercise discretion in applying the Policy but will comply with duties imposed by statute, any relevant mandatory code of guidance and its own policies.
- 2.3 The council will demonstrate commitment to ensuring that no person receives less favourable treatment on the grounds of their protected characteristics as defined in law: age; disability; gender; gender reassignment; marriage and civil partnership; pregnancy and maternity; race and ethnicity; religion and belief; gender and sexual orientation.

3.0 **Scope**

3.1 The Policy applies to households directly affected by the Yorke Drive estate regeneration plan and demolition programme, with specific provision detailed as below:

- a) **Resident Offer for secure (*council*) tenants - Appendix A.**
- b) **Resident Offer for homeowners (*resident and non-resident owners*), leaseholders and private sector tenants - Appendix B.**

3.2 The Policy should be read alongside the council's current Allocations Scheme; <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/housing/affordablehousing/Housing%20allocation%20scheme%202017.pdf>

4.0 **Legislation**

4.1 Relevant legislation, policies and strategies used to formulate the policy are set out below (*including legislation as subsequently amended or re-enacted*):

- Land Compensation Act 1973
- Housing Act 1985
- Housing Act 1996
- Town and Country Planning Act 1990
- Human Rights Act 1998
- Homelessness Act 2002
- Homelessness Reduction Act 2017
- Housing Act 2004
- Section 138C of the Housing Act 1985, which was inserted by Section 183(2) of the Housing Act 2004
- Housing and Regeneration Act 2008
- Equality Act 2010
- Housing and Planning Act 2016
- Council's Allocations Scheme
- Council's Equalities policy

5.0 Identifying Housing Need

5.1 The council is committed to understanding the individual circumstances of each household directly impacted by the demolition proposals. To understand individual circumstances the council will offer a range of contact including:

- Home visits at a time convenient to the resident
- Through a door-to-door survey
- Through advertised surgeries and drop-ins

5.2 The council will write to and/or visit each resident affected by the demolition, offering the above options to collect information about:

- The residents personal circumstances
- The household composition
- Any specific needs
- Support required
- Agencies involved with household

5.3 A decant rehousing application will be completed with those council tenants affected to assess their requirements, including any health issues affecting housing need (*which will require a separate medical assessment to be completed*), in accordance with the councils Allocations Scheme.

5.4 Homeowners (*resident and non-resident owners*), leaseholders and private tenants will have the opportunity to discuss their future housing aspirations. In order to identify the housing options available to them, which include rehousing on the estate, rehousing elsewhere within Newark and Sherwood, outright purchase of a property or shared ownership/equity stake.

6.0 Financial and other assistance

Home Loss

6.1 The council will meet its statutory obligations for Home Loss compensation. The specific compensation for council tenants, homeowners (resident and non-resident owners), leaseholders and private tenants are detailed in the appendices.

Disturbance Payment

6.2 Affected residents may also claim disturbance payments to cover **reasonable costs** incurred when moving, which will be within the parameters of the approved budget set by the Council.

6.3 A 'Resident Payment Procedure' is to be published separate to the Policy. This will set out for residents what activities constitute reasonable costs and the approach to manage a claim, i.e. a lump sum payment per property type or individually receipted claims.

7.0 Additional Support

7.1 Vulnerable tenants and residents will be supported through the decant process and encouraged to work closely with officers to ensure the application, rehousing process and all moves go as smoothly as possible with minimal disruption.

7.2 Additional practical support may include:

- Organising removals
- Arranging the disconnection & reconnection of white goods and utility connections
- Arranging postal redirection services
- Arranging disconnection of cable/satellite TV services
- Packing and removals;
- Assistance with Choice Based Lettings
- Accompanied viewings
- Support with Housing Benefit or Universal Credit Claims
- Clearance of unwanted items
- Referrals to further support agencies

7.3 A tailored package of support will be drawn up on a case-by-case basis depending on a residents need.

8.0 Tenant Rights

8.1 The council is committed to local people remaining in the area and to giving them the right to return to the redeveloped estate in accordance with the Policy, with all secure council tenants retaining the same terms and conditions of tenure.

8.2 Council tenants from the Yorke Drive estate who choose to live on the regenerated estate will remain tenants of the council if that is their preference; their tenancies will be lifetime secure tenancies with the council as their landlord.

9.0 Appeals

9.1 There may be occasions where residents do not agree with a decision made by the council under this policy and may choose to appeal a decision. Examples of issues that may be subject to an appeal include but not limited to:

- A decision as to who qualifies for rehousing
- A medical adviser recommendation, decision on bed size entitlement
- Direct offers in circumstances where the bidding process is unsuccessful or a temporary decant is required
- Deductions from home loss payments
- Decisions not to make a discretionary home loss payment
- A property valuation

9.2 A request for an appeal can be made in writing or in person to the council. The council will accommodate and support those who need extra help in submitting an appeal or during any part of the appeal.

9.3 The appeal submission has to be made within 21 days of the date that the person appealing received written notification or notice of the decision they are appealing against.

- 9.4 An officer from the council, not involved in the original decision will review the decision and consider whether to uphold or not uphold the appeal. If the appeal is upheld a new decision will be issued. If the appeal is not upheld the original decision will remain valid.
- 9.5 Where the appeal relates to a property valuation for the purposes of the council purchasing a property, the homeowner may choose to have an alternative independent valuation undertaken at their own expense. The Council will only pay for one independent valuation. If the second valuation is higher/ lower than the Councils independent valuation, they will take into consideration the difference when negotiating a final purchase price.
- 9.6 If the resident remains unhappy with the decision a further escalation of the decision can be requested. The appeal will be considered by a designated senior council officer, not involved in the original decision. Such designated officer will be suitably qualified and experienced in considering appeals and not directly employed in the Yorke Drive regeneration.
- 9.7 The final decision will be communicated to the person appealing in writing (and by whatever other means requested) within 14 days of the written appeals submission.
- 9.8 There is no further appeal to the council. This does not exclude any appeals to the relevant court and the Ombudsman and any other support or remedy available to the appeal applicant.

Resident Offer: Secure/ Council Tenants

1. This appendix sets out how the council intends to manage the process of moving its secure tenants (council tenants) from their homes in order to facilitate the regeneration of the Yorke Drive Estate.
2. The background for the Policy is set out in the principles of the 'Resident Offer' for Council tenants, which states that:
 - *Tenants will be offered a new rented home in Yorke Drive or an existing rented home on the estate, or elsewhere across the district if they so wish.*
 - *The Council will build enough new Council rented homes on the estate to meet this commitment.*
 - *Tenants will receive financial compensation to help them move, in the form of a lump sum Home Loss Payment (currently £6,300) and a Disturbance Payment to help cover the actual costs of moving.*
 - *Tenants can be rehoused in homes close to existing neighbours or relatives if they wish.*
 - *Tenants who are currently under-occupying will have the opportunity to have an extra bedroom (although tenants with that bed size need will have priority).*
 - *Tenants who want to wait for a particular area of the development to be built out may be able to arrange temporary moves.*
 - *The new homes will be built to meet the needs of residents with specific support or health requirements*

Meeting existing tenants housing need

3. A decant rehousing application will be completed with tenants where their housing needs and aspirations will be discussed, including any health issues affecting housing need (*which will require a separate medical assessment to be completed*), and assessed in accordance with the councils Allocations Scheme.
4. The information gathered will inform unit size, floor level and mobility needs for each household, along with the level and types of support needed.
5. Tenants will be supported to choose a rehousing option, subject to eligibility criteria or any exceptional circumstances for rehousing.
6. In accordance with the Allocations Scheme the size of alternative accommodation offered will depend upon the household's housing needs and the number and ages of the individuals who are deemed to be authorised occupants at the time of the move.
7. Those tenants who are currently under-occupying their home and wish to retain an additional bedroom over their assessed need will be supported, although tenants with that bed size need will have priority. This is in order to ensure the best use of stock.

Rehousing Options

8. The council is committed to provide tenants who are losing their home through the demolition programme with a new council rented home in Yorke Drive or an existing council home on the estate/across the district. The rehousing options for a Yorke Drive council tenant affected by the demolition programme are summarised in the table below:

OPTION	YORKE DRIVE COUNCIL TENANTS - REHOUSING OPTIONS
1.	<p>Where a council tenants preference is to move into one of the newly built affordable homes on the estate</p> <ul style="list-style-type: none"> ▪ The council will aim, where possible, for the new affordable homes to be completed before a tenant moves out of their existing property. ▪ The tenant will retain the same terms and conditions of their secure tenancy, with the council as their landlord. ▪ Consideration will be given to tenants who wish to move to homes close to existing neighbours and support networks.
2.	<p>Where a council tenants preference is to transfer to an existing affordable home through the Councils Allocation Scheme</p> <ul style="list-style-type: none"> ▪ If a tenant wants to move to an existing property on the estate or elsewhere in the district, this can be facilitated through the Councils Allocation Scheme. ▪ Opportunity for a management transfer will generally apply 12 months before the tenants home is programmed for demolition or when final demolition notice is issued, whichever is sooner. ▪ Exceptions may be made where limited rehousing offers are available to meet a specific need or to facilitate the earliest phase of development. ▪ Where more than one household from the Yorke Drive estate wishes to move to the same property, the length of time residing at the original Yorke Drive property will determine priority. <i>(The terms of the Housing Allocations policy shall continue to apply, in line with the requirement to have a Local Lettings policy under Section 166A (6) (b) of the Housing Act 1996).</i> ▪ If a tenant has not been successful finding a new property within the fixed period set and vacant possession of their existing home is required, the Council will make up to two direct offers of a suitable home. ▪ The Council will offer tenants moving permanently to another Council property the same terms and conditions of tenancy (secure), with the council as their landlord.
3.	<p>Where a council tenants preference is to become a homeowner through a</p>

	<p>shared ownership scheme</p> <ul style="list-style-type: none"> ▪ Tenants will receive priority for new homes being built for shared ownership on the estate. ▪ The appropriate advice on this option will be offered, though the tenant will need to seek independent legal advice to ensure this option is affordable. ▪ The minimum proportion to be purchased will be 25%, with the ability to purchase increased shares over time up to 100%.
4-	<p>Accept a temporary rehousing offer but have the option to return to a new home on the Yorke Drive Estate once construction is complete</p> <ul style="list-style-type: none"> ▪ The council aims to minimizing disruption to tenants by committing to one move only (from existing to new permanent home) unless by prior agreement with the tenant. ▪ If it is not possible to complete the new-build homes before a secure tenant moves out of their old property, the council will offer to temporarily re-house the secure tenant until construction of the new home is complete.

9. Tenants requiring adapted homes will be assessed in line with the Allocations Scheme and a property allocated in accordance with this.
10. Tenants will be advised in writing, once all the information has been provided and the application assessed, of their application reference, bed size entitlement, mobility need (if applicable) and original tenancy start date.

Debts and Rent Arrears

11. The council reserves the right to seek to use part or all of the home loss payment to settle outstanding debts owed to the council by the tenant. The council will also seek to recover housing benefit overpayments, former tenant arrears and former temporary accommodation arrears from the home loss payment. In these circumstances, the council will write to the tenant detailing the debt type and amounts and setting out the deductions from the home loss payment.
12. It is the tenant's responsibility to keep up with the rent payments throughout the term of any tenancy they hold during the decanting programme.
13. Officers will discuss rent arrears with tenants during the rehousing interview phase. Tenants will be helped to make the relevant housing related benefit claims and referred to debt advice and support schemes for help with managing their income, where appropriate.

14. If arrears action has been started and a court date for outright possession or the execution of a warrant has been applied for, the council will continue with possession proceedings and enforcement that has already commenced where appropriate, with each situation considered on a case-by-case basis.
15. Rent arrears on any temporary accommodation (if required) will be dealt with in line with the Council's Arrears Recovery Procedure. All tenants will receive written information about their rights and responsibilities in their temporary home upon signing the tenancy agreement.

Qualifications & Exclusions

16. As detailed in the Council's Allocations Scheme the following will be eligible for assistance and rehousing under the Decant Policy, as persons who would reasonably be expected to reside with the tenant, in line with the council's Allocations Scheme:

- Secure / joint tenants of the council
- Existing household members originally housed with the tenant by the council under part VI Housing Act 1996 (Allocation of Housing)
- Dependent children who normally reside with the tenant
- The long-term cohabiting partner of the tenant
- Adult relatives who are part of the household and would be reasonably expected to reside with them
- Carers – where the secure tenant is recognised, through a detailed Care Plan, as needing a carer.
- Spouses living at the property with the tenant or who are identified as eligible through the Estate's Housing Needs survey.

17. Household members excluded from applications:

- Friends, lodgers and sub-tenants living with the tenant
- Any household member who has moved in and caused the household to be overcrowded
- Children of the tenant whose main/principal home is elsewhere
- Assistance with rehousing will only apply to secure tenants and authorised household members identified as part of the household in the housing needs survey.

18. Tenants may be asked to provide documents to support the length of residency of some household members to satisfy the council as to their eligibility for inclusion as a household member.

Resident Offer – Homeowners (resident and non-resident owners), leaseholders and private sector tenants

1. This appendix sets out how the council intends to manage the process of working with homeowners (resident and non-resident owners), leaseholders and private sector tenants in order to facilitate the regeneration of the Yorke Drive Estate.

Rehousing Options

2. The council is committed to provide homeowners (resident and non-resident owners), leaseholders and private sector tenants who are losing their home through the demolition programme with the most appropriate housing option and/or compensation, summarised in the table below:

OPTION	YORKE DRIVE ESTATE - HOUSING OPTION AND/OR COMPENSATION
1.	<ul style="list-style-type: none"> ▪ Resident owner occupiers will receive compensation equivalent to the market value of their homes plus a home loss payment of 10% of the market value. <i>An independent valuation will be necessary and paid for by the Council.</i> ▪ Where a resident owners wishes to stay on the Yorke Drive estate, there will be the opportunity to purchase one of the newly built homes either outright or on a shared ownership / equity basis. The full purchase price of their property plus any Home Loss Payment should be invested into meeting part of the value of a new home. ▪ Alternative options for re-housing may include: <ul style="list-style-type: none"> ○ Reverting to a tenancy <i>(only where it is evidenced that the resident cannot afford to purchase a new home outright or on a shared equity basis)</i> ○ A swap to another Council property of similar value ○ <i>A bespoke and equitable solution based on the resident's individual needs</i>
2.	<p>Non Resident Owners</p> <ul style="list-style-type: none"> ▪ Non-resident owner occupiers will receive compensation equivalent to the market value of their home plus a home loss payment of 7.5% of the market value. ▪ <i>An independent valuation will be necessary and paid for by the Council.</i>
3.	<p>Private Tenants</p> <ul style="list-style-type: none"> ▪ <i>Private tenants who have been living in their home for at least a year and with a qualifying interest in the property (including but not limited to assured or short hold-assured tenancy agreement) may be eligible for statutory home loss payment.</i> ▪ <i>The Council will offer advice and support to enable private tenants</i>

	<i>to find alternative accommodation in line with relevant Homelessness Legislation and the Councils Allocation Scheme.</i>
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Compulsory Purchase Order

3. The Council has approved process to instigate a Compulsory Purchase Order with regard to the acquisition of properties identified for demolition, though this is seen very much as a last resort where all other avenues to reach a suitable, voluntary agreement with the homeowner, set against the 'Resident Offer' principles, cannot be reached.

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

HOUSING REVENUE ACCOUNT - HOUSING DEVELOPMENT PROGRAMME

1.0 Purpose of Report

- 1.1 To seek capital finance approvals from the Committee to support the ongoing delivery of the Housing Revenue Account (HRA) development programme.

2.0 Background Information

- 2.1 Delivery of new affordable housing is a strategic objective for the Council, with the need to develop a mixed provision of affordable homes to meet the requirements of younger people, families with young children and older people across the district's urban and rural communities.
- 2.2 Set against this the Committee at its meeting on 30 June 2016 approved that the Council and Newark and Sherwood Homes work in partnership to deliver a 5 year housing (HRA) development programme to provide an indicative 335 new affordable units across the district, with the Homes & Communities Committee charged with monitoring the delivery of the programme.
- 2.3 The development programme is being delivered over 5 phases and to date 180 new Council homes have been delivered, of these 50 units are currently on site all scheduled for completion by April 2020. Phase 3 is now commencing with the target to deliver 40 - 50 units.

3.0 Capital Financing

HRA Site Acquisition

- 3.1 The Committee has previously approved (27 January 2017) a HRA site acquisition fund of £2m. *(With the finance available to be apportioned between capital and revenue costs as determined by the Director – Safety and Business Manager & Chief Financial Officer – Financial Services.)*
- 3.2 This was done to enable both site acquisition to bring additionality to the current programme, to meet the 335 unit delivery target, and to increase the HRA land portfolio for future programmes.
- 3.3 It was noted at the time of the approval that any site(s) identified for purchase would need to be fully appraised prior to acquisition. This would include financial modelling (*capturing the cost of site acquisition, associated works, e.g. demolition, and development of the site*), risk and liability assessments, legal and planning review, market intervention/competition, consideration of site location and housing need
- 3.4 Recent work has been undertaken to review the capacity and nature of the remaining HRA sites within the programme to deliver the 335 target, which shows that there is a predicted shortfall of 45 units. The Committee should note this figure is indicative with some HRA sites still subject to initial investigations and gaining planning permission approval.

- 3.5 In the search for sites the Council has been presented with the opportunity to acquire a parcel of land at the former fire station site located off Boundary road, Newark. Officers have commissioned a valuation of the site based on an affordable housing development and through this negotiated a price for the land with the fire authority.
- 3.6 The price, detailed in the Exempt Item at Agenda No. 15, also reflects a requirement of the fire authority to ensure that the disposal offers both a market and social value return. By the Council acquiring this site, it will deliver a 100% council housing affordable rented scheme through the approved HRA development programme to meet the needs of local residents.
- 3.7 Dependant on the Committee's decision to acquire this site at the agreed price, this would be subject to the Council achieving planning consent (*a prepared scheme design shows the site can deliver 10 units consisting of 6 x 1 bed apartments and 4 x 2 bed houses*), the satisfactory completion of ground investigations and relevant searches.
- 3.8 It is anticipated that the development of the site would be delivered through phase 3 of the approved HRA development programme, where HRA finance has already been committed, and added to HRA asset base.
- 3.9 Officers from the fire authority have advised that the offer they have accepted from the Council is subject to its formal Committee approval, the meeting of which will be held in February 2020.

Acquisition Parameters

- 3.10 In progressing a programme of site acquisition officers have reviewed the approach to ensure this offers value for money to the HRA Business Plan, along with considering the social return of the acquisition, (*e.g. where a site(s) is blighted by anti-social behaviour, in a higher housing need area, etc.*).
- 3.11 It has been decided that the appropriate measure to ascertain whether a site acquisition offers value for money is by determining a price per unit cost. That is by taking the price of the land (*identified by commissioning an independent Royal Institute of Chartered Surveyors (RICS) valuation*) and dividing that price by the number of units proposed (*informed by an initial scheme design*). An example of this calculation is illustrated below:

Criteria	Site A	Site B
Purchase Price <i>(Supported by an independent valuation and assessment on the value of social return)</i>	£220,000	£440,000
Stamp Duty Land Tax	£1,400	£11,500
Site investigations	£5,000	£5,000
Total	£226,400	£456,500
Size of site (hectares)	0.5	0.5
Number of units <i>(informed by an initial scheme design)</i>	10	10
Price per unit	£22,640	£45,650

Viable	Yes	No
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- 3.12 Through this calculation an upper limit would be set at £40k per unit cost, reflecting the range of land values across the district, and as the table shows above this would identify if any planned acquisition is viable or not. It is proposed that delegated authority is given to the Director of Governance and Organisational Development and/or Section 151 Officer to approve the acquisition of a site within the parameter set.
- 3.13 In addition, as indentified at paragraph 3.4, there is a predicted shortfall of 45 units to meet the overall 335 target of the development programme. Taking into the consideration the existing commitments of the approved £2m acquisition fund and based on the principle of a maximum spend of £40k per unit when acquiring a new site(s), there is a requirement to increase the acquisition fund by £720,000 to ensure there is capacity, within the parameter set, to deliver the overall target.
- 3.14 Reflecting on the comments at paragraph 3.3, the Committee should note that the principle detailed at paragraph 3.12 will be adopted only when it brings additionality to the Committee’s already approved 5 year HRA development programme to meet the 335 unit target and within the approved finances of the HRA acquisition fund.
- 3.15 There is also potential for the Council when applying for Homes England funding to secure grant for acquisition costs and officers are now exploring this further as the Council starts to acquire sites.

Forster Avenue, Newark

- 3.16 A report was presented to the Committee at its meeting on 27th June 2019 on the redevelopment proposals for the HRA properties at 38 and 40 Forster Avenue, Newark further to significant fire damage.
- 3.17 The Committee approved the following option:

Option 3 is for the demolition of the existing fire damaged units and replacement with three, two bed homes. The cost model for this option is detailed below:

Description	Amount
Cost of new build properties 3, 2 bed units	£382,736
Cost of refurbishment (met by insurers)	£211,000
HRA capital finance requirement	£171,736

- 3.18 Further to detailed pre-application planning advice it has been deemed that 3 x 2 bed units were not appropriate for the locality because they were not in keeping with the local street scene. This has resulted in a redesign of the scheme that proposes construction of 4 x 1 bed 2 person apartments, which the Development Management Business Unit have viewed favourably.
- 3.19 This redesign has meant an increase in the requirement for capital finance due to the additional build costs associated with the development of the redesigned scheme, as detailed below:

Description	Amount
Cost of new build properties 4, 1 bed 2 person flats	£490,967
Cost of refurbishment (met by insurers)	£211,000
HRA capital finance requirement	£279,967 <i>(an addition of £108,231 from the currently approved option)</i>

3.20 The development of 4 x 1 bed 2 person apartments does meet the evidenced local housing need and provides the opportunity to increase income to the HRA by approximately £8000 per annum, through the addition of 2 units to the rent roll.

3.21 Subject to approval to increase the HRA capital finance, it is anticipated that the site would be delivered within phase 3 of the programme. All units in this phase are anticipated for completion by March 2021.

Recycled Capital Grant Fund

3.22 Under an exempt item the Committee at its meeting on 5th April 2018 agreed to allocate funding to enable acquisition through the HRA of 9 PA Housing units on the Yorke Drive estate, aiding the wider regeneration proposals for that locality.

3.23 At the time it was assumed that the Homes England grant attributed to the 9 units of £485,607.81 (*PA Housing secured housing grant at the time these were built*) would be recycled into the redevelopment of estate should the regeneration scheme go ahead. This being a grant funding condition stipulated by Homes England, which will pass to the Council once the properties are acquired.

3.24 Further to officer discussions with Homes England, to ensure the Council satisfies the grant conditions at acquisition it is now proposed to establish a '*Recycled Capital Grant Fund*' (RCGF) at the time the 9 units are demolished through the Yorke Drive regeneration proposals.

3.25 The grant would be deposited into the RCGF at the point when the 9 units are demolished and has to be used for additional affordable housing in another scheme(s) within three years. Homes England require that the allocation of RCGF is to bring additional affordable housing rather than replacement of stock.

3.26 Taking into the consideration the above points it is proposed that the £485,607.81, which is the attributed housing grant to the 9 PA Housing units and will need to be deposited into a RCGF at the point of demolition, is financed through the HRA's Major Repairs Reserve balances. Once deposited the RCGF would support financing of the HRA development programme. The £485,607.81 is in addition to the already approved finance to acquire the 9 PA Housing units, the price of which was discounted to reflect the grant attributed to the units.

4.0 Proposal

4.1 In considering the above matters the following proposals are being made to the Committee:

- Acquisition of the former fire station site off Boundary Road, Newark at the price detailed in the Exempt Item at Agenda Item No. 15 and subject to the conditions set out at paragraph 3.6.
- Delegated authority is given to the Director of Governance and Organisational Development and/or Section 151 Officer to approve the acquisition of additional sites for inclusion in the approved HRA development programme within the parameters set as detailed at paragraphs 3.10 – 3.13.
- The HRA acquisition fund is increased by £720,000 to aid delivery of the 335 HRA development programme target.
- HRA capital finance within the approved HRA development programme is increased to £108,231 within Phase 3 of the programme to enable the development of 4 x 1 bed 2 person apartments at Forster Avenue, Newark.
- A sum of £485,607.81 is deposited into a 'Recycled Capital Grant Fund' at the point of acquiring the 9 PA Housing units at Yorke Drive, Newark. This is in order to meet Homes England grant funding conditions and utilised to support financing of the approved HRA development programme.

5.0 Equalities Implications

5.1 The Council's housing needs evidence base informs the type of affordable housing to be delivered across the district to meet the needs of all communities, including those with protected characteristics.

6.0 Financial Implications (FIN19-20/7348)

6.1 As described in paragraph 3.11 to 3.14 the cost of land prior to purchase will be reviewed to ensure value for money, as the budget for the land acquisition and the development programme is already taken account in the HRA Business Plan. However, when new schemes are considered outside of the HRA BP, a full investment appraisal will be carried out to ensure the investment is worthwhile.

6.2 The additional budget requirements of £720,000 for site acquisition to enable the development programme to continue to phase 5 would need to be added to the Capital Programme in 2020/21 and can be financed by existing Capital Resources.

6.3 The additional budget requirement of £108,231 for the increased cost of Forster Avenue would need to be added to the Capital Programme for 2020/21 and can be financed by the Major Repairs Reserve.

6.4 The additional budget required for £485,607.81 regarding the Recycled Grant scheme would need to be added to the budget for the property purchase and can be financed via the Major Repairs Reserve in 2019/20 with a view to setting up a 'Recycled Grant Fund' which will sit on the Council's balance sheet as a liability until such time as the Homes England Grant conditions are met. At which time the money can be used to finance a future phase of the development programme.

7.0 Community Plan – Alignment to Objectives

7.1 The delivery of the HRA housing development programme meets the following strategic objective of the Community Plan:

- *Accelerate the supply of new homes including associated facilities;*

with the supporting action of:

- *Direct delivery of homes:*
 - *Our Housing Revenue Account will deliver 335 homes by 2021/22;*

8.0 RECOMMENDATIONS that:

- a) acquisition of the former fire station site off Boundary Road, Newark, at the price detailed in the Exempt Item (Agenda No. 15) and subject to the conditions set out at paragraph 3.6, be approved;
- b) delegated authority be given to the Director - Governance & Organisational Development and/or Section 151 Officer to approve the acquisition of additional sites for inclusion in the approved HRA development programme within the parameters detailed at paragraphs 3.10 – 3.13;
- c) a sum of £720,000 from HRA Capital Receipts be approved and added to the HRA acquisition fund to aid delivery of the HRA development programme;
- d) approval be given to increase Phase 3 of the HRA development programme to £108,231, financed by HRA Capital Receipts to enable the development of 4 x 1 bed 2 person apartments at Forster Avenue, Newark; and
- e) a sum of £485,607.81 from the HRA Major Repairs Reserve be approved to be deposited into a 'Recycled Capital Grant Fund' at the point of acquiring the 9 PA Housing units at Yorke Drive, Newark so to meet Homes England grant funding conditions and be utilised to support the capital financing of the ongoing HRA development programme.

Reason for Recommendations

The housing (HRA) development programme will meet the Council's strategic objective set in the Community Plan to 'Accelerate the supply of new homes including associated facilities', address the evidenced housing need across the district for affordable housing and maintain a viable Housing Revenue Account Business Plan.

Background Papers

Nil

For further information please contact either Rob Main, Business Manager – Housing Strategy & Development on 01636 655930 or Jenna Norton, Accountant, 01636 655327

Karen White

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

POSSIBLE PURCHASE OF ADDITIONAL LAND AT BOWBRIDGE ROAD, NEWARK

1.0 Purpose of the Report

1.1 To consider an opportunity to purchase of land adjacent to Newark Hospital, on land off Bowbridge Road. This report is to be read in conjunction with the exempt report which is marked as 'to follow' on the agenda.

2.0 The Current Land

2.1 There are two parcels of land (see Appendix A) which make up the site which is potentially available for freehold purchase. The land has been vacant for some considerable time and has been presented to the market on previous occasions. The site has previously secured full planning permission for a 60 bed care home over two floors.

3.0 The Proposal

3.1 Members may be aware that Newark Hospital falls within the management regime of Sherwood Forest Hospitals NHS Foundation Trust (Trust). The Trust has advised that whilst the feedback from patients in terms of care and services at the hospital is often positive the lack of car parking is consistently raised as a criticism. The Trust are keen to address this issue however possible, albeit are lacking significant capital funds to be able to affect any land purchase(s). Discussions between the Trust and the Council have most recently discussed the possibility of the Council progressing with a freehold purchase, with the Trust taking a long-term lease in order to allow the Council to recover any capital outlay. Any capital purchase by the Council would need to cover not only any purchase costs, but any capital works to implement the car park. The proposed terms of a possible freehold offer will be provided to Members via Exempt cover given the commercial sensitivities of any valuation.

4.0 Equalities Implications

4.1 The purchase of the land at Bowbridge Road would provide the opportunity to provide more car parking (including disabled) for the hospital, increasing its reputation and future ability to increase its range of clinical services.

5.0 Financial Implications

5.1 These will be fully considered within the exempt report.

6.0 RECOMMENDATION

That the Chief Executive be given delegated authority to negotiate the purchase of the two freehold interests detailed at Appendix A, under the terms of the exempt item for consideration later in the agenda.

Reason for Recommendation

To secure additional car parking in order to support the function and reputation of Newark Hospital.

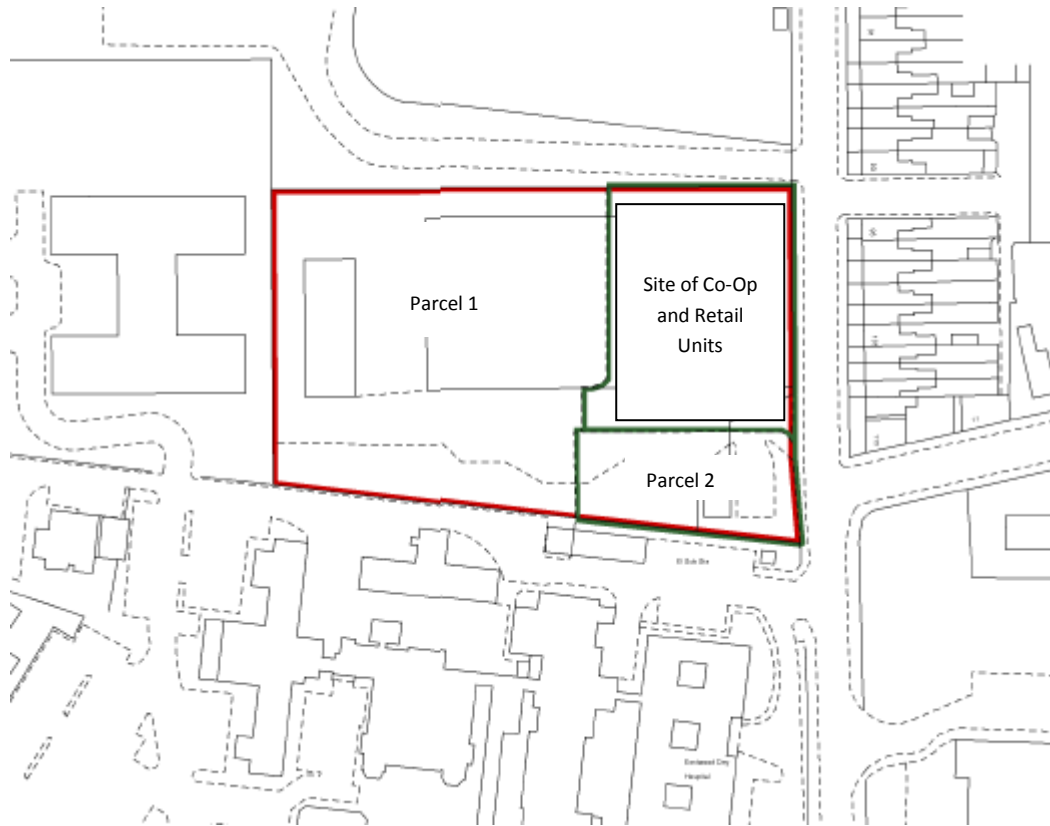
Background Papers

Nil

For further information please contact Matt Lamb on Ext. 5842

Matthew Lamb
Director - Growth & Regeneration

APPENDIX 1 – POSSIBLE PURCHASE OF LAND AT BOWBRIDGE ROAD, NEWARK



POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

GENERAL FUND, HOUSING REVENUE ACCOUNT & CAPITAL PROJECTED OUTTURN REPORT TO 31 MARCH 2020 AS AT 30 SEPTEMBER 2019

1.0 Purpose of Report

1.1 This report compares the Revised Budgets for the period ending 31 March 2020 with the Projected Outturn forecast for the period, based on meetings with Financial Services staff and the appropriate Business Manager. These are based on three months performance information on the Council's revenue and capital budgets, including:-

- General Fund (GF) Revenue
- Housing Revenue Account (HRA)
- Capital Programme

1.2 To inform Committee of the individual contributions to, and withdrawals from, Usable Reserves.

2.0 Background Information

2.1 The Council's Constitution states that the Section 151 Officer shall present to the Policy & Finance Committee, at least twice in each financial year, budgetary control statements showing performance against the approved estimates of revenue expenditure and income. The appropriate Chief Officer will report on any major variances from planned budget performance.

2.2 Where it appears that the amount included under any head of the approved budget is likely to be exceeded or the budgeted amount of income under any head is unlikely to be reached then Business Managers are required to find savings elsewhere in their budget. In circumstances where savings cannot be identified it will be necessary to consult with the Section 151 Officer and ultimately take a report to the Policy & Finance Committee.

3.0 Proposals

Overview of General Fund Revenue Projected Outturn for 2019/20

3.1 The accounts show a projected favourable variance against the revised budget of £0.411m on Service budgets, with an overall favourable variance of £0.415m as shown in the table below:

	Original Budget £'m	Revised Budget £'m	Projected Outturn £'m	Variance £'m
Economic Development	1.628	1.650	1.195	-0.455
Homes & Communities	3.071	3.166	3.160	-0.006
Leisure & Environment	4.550	4.551	4.496	-0.055
Policy & Finance	4.237	4.376	4.481	0.105
Net Cost of Services	13.486	13.743	13.332	-0.411

Other Operating Expenditure	3.421	3.570	3.820	0.250
Finance & Investment Inc & Exp	0.768	0.568	0.516	-0.052
Taxation & Non Specific Grant Inc	-18.330	-18.344	-18.544	-0.200
Net Cost of Council Expenditure	-0.655	-0.463	-0.876	-0.413
Transfer to/-from Usable Reserves	2.483	2.317	2.315	-0.002
Transfer to/-from Unusable Reserves	-1.828	-1.854	-1.854	-0.000
Transfer to/-from General Reserves	0.00	0.00	-0.415	0.415

3.2 As can be seen from the table above there are variances projected in service areas and other budgets. Looking at the underlying trends, the detailed variances by Committee can be further summarised and these are shown at **Appendix A**.

3.3 Service Budgets managed by the Business Managers is currently predicting a favourable variance of £0.411m and represents 3% of the total service budgets. The breakdown below of variances by type of income/expenditure (CIPFA classification), shows where outturn is projecting to be favourable or unfavourable, when compared to the revised budget figure.

	£'m
Employees	£0.114
Premises	£0.058
Transport	-£0.016
Supplies	-£0.062
Income	-£0.779
Rent Allowances/HB	£0.274
Total	-£0.411

3.4 Non-Service expenditure is expected to be underspent against the revised budget by £0.004m.

3.5 The variance relating to Other Operating Expenditure relates to the Commercial savings target which the forecast additional income will sit within Services rather than within Other Operating Expenditure. The Council's cash position has meant that it hasn't currently needed to take borrowing in relation to the General Fund and hence this has reduced the forecast interest expenditure resulting in a forecast saving of £0.052m. A forecast of £0.200m has been made in relation to income from the Nottinghamshire Business Rates pool which was not budgeted for.

Overview of Projected Housing Revenue Account Outturn for 2019/20

3.6 With reference to the 'Variance' column in the table below, the accounts show a projected favourable variance against the approved budget of £0.052m for the HRA as follows:

	Original Budget £'m	Revised Budget £'m	Projected Outturn £'m	Variance £'m
NSH Management Fee (Allocation to Housing Management)	8.908	8.755	8.674	-0.081
Council Managed Expenditure	6.436	6.611	6.576	-0.035
Income	-22.923	-22.922	-22.859	0.063
Net Cost of HRA Services	-7.579	-7.557	-7.609	-0.052

Other Operating Expenditure	0.592	0.592	0.590	-0.002
Finance & Investment Inc & Exp	3.874	3.874	3.874	0.000
Taxation & Non Specific Grant Inc	-1.560	-1.560	-1.560	-0.000
Surplus/Deficit on HRA Services	-4.673	-4.651	-4.705	-0.054
Movements in Reserves				
Transfer to/-from Usable Reserves	3.264	3.264	1.966	-1.297
Transfer to/-from Unusable Reserves	-6.479	-6.479	-5.178	1.301
Transfer to Major Repairs Reserve	7.888	7.865	7.917	0.052
Total	0.000	0.000	0.000	0.000

- 3.7 The projected outturn for the year is a net transfer to the Major Repairs Reserve of £0.052m. The prudent level of reserve set on the HRA is still £2m.

Overview of Projected Capital Outturn 2019/20

- 3.8 The table below summarises the position for the Capital Programme up to the end of September 2019, and is split between General Fund and Housing Revenue Account.

	Revised Approved Budget £'m	Revised budget updated for Approval £'m	Actual Spend to September 2019 £'m	Forecast Outturn £'m
General Fund	18.237	15.696	6.567	15.696
HRA	19.106	17.173	8.252	17.173
Total	37.343	32.869	14.819	32.869

- 3.9 The capital programme changes during the year as projects are developed and spending commitments are made. It is a requirement that Policy & Finance Committee approves all variations to the Capital Programme, for which the budget approved at the 26 September 2019 meeting was £37.343m. The additions and amendments that now require approval are detailed in **Appendix B** as follows:

Additions/Reductions	-£0.277
Reprofiles	-£4.247
Total	-£4.474

- 3.10 If these variations are approved, then the revised budget will be reduced to £32.869m. These changes are due to a review of the budget available and a more accurate estimate of profiling and additions approved during the financial year. Other reports on this agenda including Capital related budget changes are not included in the above figures and will be added to the next budget monitoring report. A more detailed breakdown at scheme level, including some comments on projects progress, can be found at **Appendix C** (General Fund) **and D** (HRA).

Capital Programme Resources

- 3.11 The Capital resources available to the Council are not static. Capital receipts are generated throughout the year, additional grants and contributions are paid to the Council, and borrowing may be increased to fund some projects.
- 3.12 In summary, the estimated outturn of £32.869m will be financed as follows, with every attempt to minimise the impact on the Council's revenue budget

	General Fund	HRA	Total
Borrowing	£3.073	£2.827	£5.900
External Grants & Contributions	£4.609	£2.599	£7.208
Capital Receipts	£1.875	£3.672	£5.547
Revenue Contributions	£6.139	£8.076	£14.214
Total	<u>£15.696</u>	<u>£17.173</u>	<u>£32.869</u>

Capital Receipts

- 3.13 The Council has been successful in securing a number of capital receipts for both general fund and HRA in previous years, and continue to do so. The current level of capital receipts is detailed in the table below:

	General Fund £'m	HRA Receipts £'m	HRA 1-4-1 Receipts £'m	Total £'m
Balance at 1st April 2019	2.039	3.828	1.873	7.740
Received up to the end of June 2019	0.000	0.093	0.344	0.436
Approved to use for financing	1.875	2.688	0.984	5.547
Estimated receipts for remainder of the financial year	0.350	0.267	0.527	1.144
Available Capital receipts balance at 31 March 2020	0.514	1.500	1.760	3.773
Estimated Receipts 2020/21 - 2022/23	0.000	2.900	2.434	5.334
Approved for Financing 2020/21 - 2022/23	0.449	4.330	4.126	8.905
Estimated Uncommitted Balance	0.065	0.070	0.068	0.202

- 3.14 The RTB receipts for Replacement Homes (known as 1-4-1 Receipts) are retained through a RTB agreement. Under the terms of that agreement, the RTB receipts have to be spent on new supply of affordable housing within 3 years of their arising, or have to be returned to Government with penalty interest applied. In addition to this, the receipts cannot be used where a scheme is funded wholly or in part by grant income. Those receipts used for Council new build supply can only be used to fund up to 30% of the cost of any scheme, with the Council required to fund the remaining 70% through the HRA.

4.0 Financial Implications (FIN19-20/3648)

- 4.1 All of the financial implications are set out in the body of the report.
- 4.2 As per paragraph 3.7, the HRA is currently predicting an additional transfer of £0.052m to the Major Repairs Reserve.
- 4.3 With regard to the General Fund revenue outturn, the favourable variance of £0.411m represents a positive variance of 3% on the overall General Fund budget.
- 4.4 With regard to capital, any savings on projects will be assessed and used to meet additional demands, or to fund the Council's Capital Programme in future years.

5.0 RECOMMENDATIONS that:

- (a) the General Fund projected favourable outturn variance of £0.411m be noted;**
- (b) the Housing Revenue Account projected favourable outturn variance of £0.052m be noted;**
- (c) the variations to the Capital Programme at Appendix B be approved; and**
- (d) the Capital Programme projected outturn and financing of £32.869m be noted.**

Reason for Recommendations

To update Members with the forecast outturn position for the 2019/20 financial year.

Background Papers

General Fund Monitoring Reports to 30 September 2019
Capital Financing Monitoring Reports to 30 September 2019

For further information please contact Nick Wilson, Business Manager - Financial Services on Ext. 5317, Mohammed Sarodia, Assistant Business Manager – Financial Services on Ext. 5537 or Jenna Norton, Accountant on Ext. 5327

Sanjiv Kohli
Deputy Chief Executive, Director - Resources and S151 Officer

Variance Analysis by Committee - Projected Outturn as at 30th Sept 2019

<u>Economic Development - (£0.455m)</u>	£'m
Salary underspends throughout the Committee due to vacancy management	-0.168
Significant increase in income from Planning Applications. A number of large applications have been received in the first half of the year, this is expected to reduce in the second half	-0.415
Car Parks Newark - increased income from Ringo cashless parking system and savings in rates and repairs	-0.025
Increased costs for managing the Buttermarket - Business Rates & new Project Manager	0.027
Reduced income at Bilsthorpe Workshops due to empty unit and write off of debtors	0.014
Under provision of Business Rates budget at Newark Beacon	0.044
Newark Lorry Park - Additional overnight security, surfacing repairs to extension and discounts/purchase of café equipment from current leaseholder	0.045
Other small variances	0.023
<u>Homes & Communities - (£0.006m)</u>	£'m
Reduced CCTV income from customers cancelling/disputing service	0.013
Reduced income projected from private sector lifeline system rentals and monitoring	0.013
No Housing Needs Assessment required in year	-0.022
Increased contribution from NCC for the Syrian Resettlement scheme	-0.031
Overspends projected on employee costs due to regradings within Licensing and maternity cover in Housing Options	0.042
Increased licensing income projected	-0.021
<u>Leisure & Environmental - (£0.055m)</u>	£'m
Salary underspends throughout the Committee due to vacancy management	-0.009
Waste collection income increases primarily from garden waste customers	-0.049
Reduced income from tipping contracts (now renewed)	0.011
Other small variances	-0.008
<u>Policy & Finance - £0.105m</u>	£'m
Salary underspends throughout the Committee due to vacancy management	-0.111
Vacancy Factor of 3.5% of Sals - savings in cost centres	0.360
Reduced activity with regards to legal advice to NSH	0.024
Impact of Universal Credit roll out on Rent Allowances & HB	-0.120
Income from Fire/Police/NCC share of debotr write offs	-0.011
Other small variances	-0.037
	<u>-0.411</u>

General Fund Additions

Project	Capital Description	Additions / Reductions 19-20 £m	Additions / Reductions 20-21 £m	Additions / Reductions 21-22 £m	Additions / Reductions 22-23 £m	Comments
TB6155	Contribution to Community & Activity Village - Phase 2	0.150				As agreed at P&F 26.09.19
TB6161	S106 Vicar Water Play Area Improvements	0.064				As agreed at P&F 26.09.19
TB6148	Lorry Carpark Extension	-0.068				Budget reduced per report to P&F 26.09.19
TA1216	Dukeries LC New Pool	0.150				Additional budgeted relates to grant approval by Sports England.
TB2253	Vehicles & Plant (NSDC)	0.003				Additional budget required for purchase of Tractor & Flail price being more than budgeted, however the full Flail cost is being met by an R&R contribution.
TF6011	Private Sector Disabled Facilities Grants		0.101	0.101	0.101	Budget increased to better reflect more recent years grant level.
TC2000	Land Acquisition	-0.035				No longer going ahead with a land purchase.
TB3154	S106 Community Facilities Provision Community & Activity Village	0.071				As agreed at P&F 26.09.19
Total General Fund Additions/Reductions		0.335	0.101	0.101	0.101	

General Fund - Reprofileing

Project	Capital Description	Additions / Reductions 19-20 £m	Additions / Reductions 20-21 £m	Additions / Reductions 21-22 £m	Additions / Reductions 22-23 £m	Comments
TA1216	Dukeries LC Pool	-2.000	2.000			Reprofile budget to reflect expected cashflow.
TB6154	S106 Community Facilities Provision Community & Activity Village	-0.156	0.156			Reprofile budget to reflect project expectations
TF3228	Homeless Hostel	-0.720	0.720			Reprofile budget to reflect project expectations
Total General Fund Re profiling		-2.876	2.876	0.000	0.000	

HRA Additions/Reductions

Project	Capital Description	Additions / Reductions 19-20 £m	Additions / Reductions 20-21 £m	Additions / Reductions 21-22 £m	Additions / Reductions 22-23 £m	Comments
SA1033	Estate Regeneration	0.110				As agreed at P&F 26.09.19
SA1047	New Build Contingency	-0.014				Move budget to SA1050 - SA1055 re project variations
SA1050	Phase 2 Cluster 1 - Coddington	0.004				Increase budget from contingency following project variations
SA1051	Phase 2 Cluster 1 - 1-4-1 Coddington	0.001				Increase budget from contingency following project variations
SA1052	Phase 2 Cluster 2 - Southwell	0.017				Increase budget from contingency following project variations, along with additional grant received from the Better Care Fund (BCF) for accessible parking and wetroom bathrooms.
SA1053	Phase 2 Cluster 3 - Hawtonville	0.023				Increase budget from contingency following project variations, along with additional grant received from the BCF accessible homes
SA1054	Phase 2 Cluster 3 - 1-4-1 Hawtonville	0.001				Increase budget from contingency following project variations
SA1055	Phase 2 Cluster 4 - Sherwood	0.016				Increase budget from contingency following project variations, along with additional grant received from the BCF accessible homes
Total HRA Additions/Reductions		0.158	0.000	0.000	0.000	

HRA - Reprofileing

Project	Capital Description	Additions / Reductions 19-20 £m	Additions / Reductions 20-21 £m	Additions / Reductions 21-22 £m	Additions / Reductions 22-23 £m	Comments
SA1060	Phase 3 - Development Programme	-1.483	1.483			Reprofile budget to reflect project expectations
SA1070	Phase 4 - Development Programme	-0.100		0.100		Reprofile budget to reflect project expectations
SA1080	Phase 5 - Development Programme		-0.100		0.100	Reprofile budget to reflect project expectations
SA1048	Boughton Extra Care	-0.508	-0.692	1.200		Reprofile budget to reflect project expectations
Total HRA Re profiling		-2.091	0.691	1.300	0.100	

Total Additions/Reductions	0.493	0.101	0.101	0.101
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Total Re profiling	-4.967	3.567	1.300	0.100
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General Fund - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Revised Budget 19/20 (Following P&F 26.09.19)	Revised Budget including Variations for Approval	Actuals to end of Sept	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
TA3286	Information Technology Investment	Dave Richardson	488,070	488,070	101,840	63,619	322,611	488,070	0.00	8.8.19 150 laptops purchased and currently being rolled out.
TB6148	Lorry Carpark Extension	Steven Syddall	592,205	524,110	405,850	173,580	-55,320	524,110	0.00	8.8.19 Work due for completion by end of Aug 19. Extn complete, up to 150 vehicles per night at the moment 14.8.19 Delayed slightly due to underground cables and rain. 24.10.19 95% complete, the whole outstanding order is not required, so will be removed once scheme is complete.
TC1000	New Council Offices	Matthew Finch	288,923	288,923	-5,946	39,461	255,408	288,923	0.00	14.8.19 defects being dealt with.
TC3131	Extension to London Road Car Park	Steven Syddall	107,407	107,407	0	0	107,407	107,407	0.00	8.8.19 currently on hold
TC3134	Works to SFACC	Darren Wardale	222,471	222,471	133,977	7,014	81,480	222,471	0.00	14.8.19 - phase 1 came in over budget due to structural issues shell complete. Phase 2 (new block in car park of craft centre) is on hold at the moment to review best use of remaining funding. 24.10.19 phase 1 is due to finish in the next month, then can consider phase 2.
TC3135	Works to Buttermarket	Matt Lamb	250,000	250,000	1,566	0	248,434	250,000	0.00	14.8.19 - waiting on a decision from LEP re funding. 24.10.19 - Due to commence build out for anchor tenant and design team are looking at options for the 1st floor.
TC3136	Solar Panels to Council Offices	Steven Syddall	30,000	30,000	0	0	30,000	30,000	0.00	14.08.19 waiting for issues with roof to be resolved.
	RESOURCES		1,979,078	1,910,983	637,288	283,674	990,020	1,910,983	0.00	
TA1215	Leisure Centre Car Park Extension	Matthew Finch	0	0	-1,174	5,138	-3,964	0	0.00	
TA1216	Dukeries LC New Pool	Matthew Finch	2,500,000	650,000	18,459	4,500	627,041	650,000	0.00	8.8.19 Work progressing towards detailed design to seek planning permission. 24.10.19 TS have submitted the Planning App, with decision due to be made on 3.12.19. Next stage is going out to tender. Grant from Reprofile budget - £2m into 20/21.
TA1217	Southwell Leisure Centre Improvements	Matthew Finch	0	0	0	0	0	0	0.00	
TA1218	Leisure Equipment Purchase	Matthew Finch	0	0	0	0	0	0	0.00	
TA1219	S106 - Blidworth LC Steam & Sauna Facility	Andy Hardy	30,980	30,980	0	0	30,980	30,980	0.00	24.10.19 On Hold at them moment.
TB6153	Cricket Facilities Kelham Rd - S106	Andy Hardy	21,007	21,007	9,390	5,213	6,404	21,007	0.00	14.8.19 - waiting for final account. 1st September official opening with ECB. 24.10.19 Waiting on final account so we can invoice NTC for their final contribution.
TB6154	S106 Community Facilities Provision Community & Activity Village	Andy Hardy	156,183	71,422	0	0	71,422	71,422.32	0.00	8.8.19 Waiting on final stages of project for payment to be released. 24.10.19 Delays on project at YMCA, so need to reprofile to 20/21 as expecting to start on site in March.
TB6155	Contribution to Community & Activity Village - Phase 2	Andy Hardy	0	150,000	0	0	150,000	150,000	0.00	24.10.19 advance payment agreed by P&F on 26.9.19 was paid in october.
TB6159	S106 JW School Off Site Sports Provision	Andy Hardy	43,000	43,000	0	0	43,000	43,000	0.00	24.10.19 £29,735 - balance remaininig to go back to S106 and budget removed from Capital.
TB6160	S106 JW School Community Facility	Andy Hardy	50,294	50,294	50,294	0	0	50,294	0.00	24.10.19 payment made.
TB6161	S106 Vicar Water Play Area Improvements	Andy Hardy	0	64,000	0	64,000	0	64,000	0.00	24.10.19 Order placed, work due to start in March, onsite for 3-4 weeks. Some of the budget will need to be transferred into 20/21 - PB to check completion date.
TB2250	Vehicles & Plant (NSH)	Andy Kirk	0	0	0	10,008	-10,008	0	0.00	24.10.19 Scheme complete, order outstanding to be decommitted.
TB2253	Vehicles & Plant (NSDC)	Andy Kirk	1,697,870	1,701,123	250,981	1,261,548	188,594	1,701,123	0.00	14.08.19 replacements ongoing.

Project	Capital Description	Project Manager	Revised Budget 19/20 (Following P&F 26.09.19)	Revised Budget including Variations for Approval	Actuals to end of Sept	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
TF2000	CCTV Replacement Programme	Alan Batty	66,000	66,000	0	0	66,000	66,000	0.00	
TF3221	Southwell Flood Mitigation	Alan Batty	453,421	453,421	0	0	453,421	453,421	0.00	
TF3224	Seven Hills	Leanne Monger	0	0	0	9,451	-9,451	0	0.00	24.10.19 - Decommit this order.
TF3227	Lowdham Flood Alleviation	Alan Batty	200,000	200,000	0	0	200,000	200,000	0.00	
TF3228	Homeless Hostel	Leanne Monger	1,000,000	280,000	0	0	280,000	280,000	0.00	24.10.19 Testing market place at the moment, unlikely to be on site in 19/20. May need to reprofile to 20/21. More detail will be available in November.
TF6011	Private Sector Disabled Facilities Grants	Alan Batty	751,915	751,915	222,223	22,445	507,248	751,915	0.00	8.8.19 ongoing expenditure - demand led
TF6012	Discretionary DFG	Alan Batty	100,000	100,000	31,487	0	68,513	100,000	0.00	
TF6807	Warm Homes on Prescription	Leanne Monger	129,196	129,196	49,004	5,248	74,944	129,196	0.00	
	COMMUNITIES & ENVIROMENT		7,199,867	4,762,359	630,663	1,387,551	2,744,144	4,762,359	0	
TA3053	Museum Improvements	Carys Coulton-Jones	434,258	434,258	211,860	62,767	159,632	434,258	0.00	
TB3154	Castle Gatehouse Project	Phil Beard	34,995	34,995	13,404	18,629	2,962	34,995	0.00	24.10.19 report received from Salford, expecting to agree invoice amount before the end of Oct, then can close this phase of the project.
TC2000	Land Acquisition	Steven Syddall	105,000	70,000	80	0	69,920	70,000	0	
TE3268	Southern Link Road Contribution	Matt Lamb	2,833,333	2,833,333	0	0	2,833,333	2,833,333	0.00	
	GROWTH		3,407,586	3,372,586	225,344	81,395	3,065,847	3,372,586	0	
TG1001	Investment in Arkwood Developments	Nick Wilson	4,000,000	4,000,000	3,321,276	0	678,724	4,000,000	0.00	8.8.19 Payment made in July 2019 following P&F approval on 27.06.19
TG1002	Contribution to Robin Hood	Nick Wilson	1,650,000	1,650,000	0	0	1,650,000	1,650,000	0.00	24.10.19 Due to be paid by the beginning of November.
	CAPITAL INVESTMENT		5,650,000	5,650,000	3,321,276	0	2,328,724	5,650,000	0.00	
TOTALS			18,236,530	15,695,927	4,814,571	1,752,621	9,128,735	15,695,927	0	

HRA - Spend against budget - Estimated in year

Project	Capital Description	Project Manager	Revised Budget 19/20 (Following P&F 26.09.19)	Revised Budget including Variations for Approval	Actuals to end of September	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
PROPERTY INVESTMENT PROGRAMME										
S91100	ROOF REPLACEMENTS	NSH	32,000	32,000	0	0.00	32,000	32,000	0	
S91113	Roof Replacement Works 17/18	NSH	0	0	-1,000	1,000.00	0	0	0	
S91115	Roof Replacement Works	NSH	207,710	207,710	32,528	175,181.85	0	207,710	0	8.8.19 On target and on budget.
S91116	Flat Roof Replacement Wrk	NSH	200,000	200,000	95,503	104,496.95	0	200,000	0	8.8.19 On target and on budget
S711	ROOF REPLACEMENTS		439,710	439,710	127,031	280,678.80	32,000	439,710	0	
S91200	KITCHEN & BATHROOM CONVERSIONS	NSH	120,000	120,000	0	0.00	120,000	120,000	0	
S91218	Kit & Bathrooms	NSH	1,500,000	1,500,000	750,298	260,273.11	489,428	1,500,000	0	8.8.19 On target and on budget
S712	KITCHEN & BATHROOM CONVERSIONS		1,620,000	1,620,000	750,298	260,273.11	609,428	1,620,000	0	
S91300	EXTERNAL FABRIC	NSH	124,000	124,000	0	0.00	124,000	124,000	0	
S91336	External Fabric Works	NSH	200,000	200,000	6,086	42,240.00	151,674	200,000	0	8.8.19 Retention due to be paid.
S713	EXTERNAL FABRIC		324,000	324,000	6,086	42,240.00	275,674	324,000	0	
S91400	DOORS & WINDOWS	NSH	13,600	13,600	0	0.00	13,600	13,600	0	
S91412	Doors & Windows Works	NSH	170,000	170,000	17,133	74,629.51	78,238	170,000	0	
S91413	Doors & Windows	NSH	0	0	-1	0.00	1	0	0	
S714	DOORS & WINDOWS		183,600	183,600	17,132	74,629.51	91,839	183,600	0	
S91500	OTHER STRUCTURAL	NSH	54,000	54,000	9,330	350.00	44,321	54,000	0	
S91511	Walls Re-Rendering	NSH	54,000	54,000	0	0.00	54,000	54,000	0	
S715	OTHER STRUCTURAL		108,000	108,000	9,330	350.00	98,321	108,000	0	
S93100	ELECTRICAL	NSH	48,000	48,000	0	0.00	48,000	48,000	0	
S93114	Rewires 17/18	NSH	0	0	-37,396	0.00	37,396	0	0	
S93115	Rewires	NSH	600,000	600,000	-11,935	610,173.45	1,761	600,000	0	8.8.19 On target and on budget. 31.10.19 first valuation soon to be processed for over £200k.
S731	ELECTRICAL		648,000	648,000	-49,331	610,173.45	87,158	648,000	0	
S93200	SMOKE ALARMS	NSH	0	0	0	0.00	0	0	0	
S732	SMOKE ALARMS		0	0	0	0.00	0	0	0	
S93300	PASSENGER LIFTS	NSH	0	0	0	0.00	0	0	0	
S733	PASSENGER LIFTS		0	0	0	0.00	0	0	0	

Project	Capital Description	Project Manager	Revised Budget 19/20 (Following P&F 26.09.19)	Revised Budget including Variations for Approval	Actuals to end of September	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
S93500	HEATING	NSH	44,000	44,000	0	0.00	44,000	44,000	0	
S93510	Heating/Boilers	NSH	550,000	550,000	339,756	182,565.46	27,678	550,000	0	8.8.19 On target and on budget. 31.10.19 still have a number of boilers to replace, so will need to utilise some of the EE budget.
S735	HEATING		594,000	594,000	339,756	182,565.46	71,678	594,000	0	
S93600	ENERGY EFFICIENCY	NSH	162,000	162,000	0	0.00	162,000	162,000	0	31.10.19 see above Heating/Boilers scheme.
S93621	EE Boilers	NSH	0	0	-4,269	0.00	4,269	0	0	
S736	ENERGY EFFICIENCY		162,000	162,000	-4,269	0.00	166,269	162,000	0	
S95100	GARAGE FORECOURTS	NSH	6,000	6,000	0	0.00	6,000	6,000	0	
S95109	Garages	NSH	27,000	27,000	0	2,277.00	24,723	27,000	0	31.10.19 garage site identified for works.
S95115	Resurfacing Works	NSH	75,000	75,000	-107	75,106.75	0	75,000	0	8.8.19 On budget. Two sites re car parking. 31.10.19 may need to move some additional money in here when final costs come in.
S751	GARAGE FORECOURTS		108,000	108,000	-107	77,383.75	30,723	108,000	0	
S95200	ENVIRONMENTAL WORKS	NSH	12,000	12,000	-1,009	0.00	13,009	12,000	0	
S95202	Howes Court Balcony	NSH	0	0	0	4,353.58	-4,354	0	0	31.10.19 Order finalised and remaming amount to be decommitted.
S95250	Communal Lighting	NSH	21,600	21,600	0	0.00	21,600	21,600	0	31.10.19 utilised on 94 Northgate, looking lights for William Bailey.
S95251	Door Entry Systems	NSH	0	0	-11,000	8,015.00	2,985	0	0	
S95252	Flood Defence Systems	NSH	10,800	10,800	0	0.00	10,800	10,800	0	31.10.19 free doors relating to a NCC scheme, offered to residents on Potwell Close. Nothing else identified at the moment.
S95253	Play Areas	NSH	1,600	1,600	-161	0.00	1,761	1,600	0	
S95254	Estate Remodelling	NSH	190,200	190,200	0	185,000.00	5,200	190,200	0	31.10.19 queens court (supporting new build) parking and play area, scheme due for completion by end of Jan 20.
S95291	Parking Works	NSH	7,046	7,046	0	7,046.33	0	7,046	0	
S95293	Fencing Works	NSH	65,000	65,000	0	65,000.00	0	65,000	0	8.8.19 Communal fencing at several sites facing the public highway to resolving safety issues
S752	ENVIRONMENTAL WORKS		308,246	308,246	-12,170	269,414.91	51,002	308,246	0	
S97100	ASBESTOS	NSH	4,000	4,000	0	0.00	4,000	4,000	0	
S97115	Asbestos Surveys	NSH	30,000	30,000	24,656	0.00	5,344	30,000	0	8.8.19 On track with surveys 31.10.19 just started on some additional surveys, may use some of the removal budget here.
S97116	Asbestos Removal	NSH	20,000	20,000	5,745	12,638.40	1,617	20,000	0	
S771	ASBESTOS		54,000	54,000	30,401	12,638.40	10,961	54,000	0	

Project	Capital Description	Project Manager	Revised Budget 19/20 (Following P&F 26.09.19)	Revised Budget including Variations for Approval	Actuals to end of September	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance	Comments - Spend to date
S97200	FIRE SAFETY	NSH	54,000	54,000	-8,735	0.00	62,735	54,000	0	8.8.19 Nationally, fire doors are not meeting safety standards following Grenfell this is causing a delay to the programme and is being monitored. Alternative doors are being investigated. 31.10.19 There could be an impact on the future budgets based on the changes required to fire safety doors. The Company is currently looking int this and will come back with the future budget requirements.
S772	FIRE SAFETY		54,000	54,000	-8,735	0.00	62,735	54,000	0	
S97300	DDA IMPROVEMENTS	NSH	21,600	21,600	0	0.00	21,600	21,600	0	8.8.19 Community centre improvements. On programme. 31.10.19 Two more communal kitchens to do, then all communal kitchens will be DDA compliant.
S97309	Dda Works	NSH	0	0	0	0.00	0	0	0	
S773	DDA IMPROVEMENTS		21,600	21,600	0	0.00	21,600	21,600	0	
S97400	DISABLED ADAPTATIONS	NSH	32,000	32,000	0	0.00	32,000	32,000	0	
S97416	Major Adaptations	NSH	340,000	340,000	201,076	90,290.10	48,633	340,000	0	
S97417	Minor Adaptations	NSH	30,000	30,000	9,753	11,542.33	8,704	30,000	0	
S97418	Adaptation Stair Lift/Ho	NSH	30,000	30,000	13,367	14,696.00	1,937	30,000	0	
S774	DISABLED ADAPTATIONS		432,000	432,000	224,197	116,528.43	91,275	432,000	0	
S97500	LEGIONELLA	NSH	32,400	32,400	264	14,736.06	17,400	32,400	0	8.8.19 On programme - contractors on site.
S791	UNALLOCATED FUNDING		32,400	32,400	264	14,736.06	17,400	32,400	0	
S99100	PROPERTY INVESTMENT CONTINGENCY	NSH	24,244	24,244	0	0.00	24,244	24,244	0	
S791	UNALLOCATED FUNDING		24,244	24,244	0	0.00	24,244	24,244	0	
	PROPERTY INVESTMENT		5,113,800	5,113,800	1,429,883	1,941,612	1,742,305	5,113,801	1	
AFFORDABLE HOUSING										
SA1030	HRA Site Development	Rob Main / Kevin Shutt	0	0	-1,200	1,741	-541	-0	-0	31.10.19 Orders finished with - decommit and move actuals to relevant cluster.
SA1031	Site Acquisition (Inc RTB)	Rob Main / Kevin Shutt	1,411,029	1,411,029	92,500	0	1,318,529	1,411,029	0	31.10.19 Requirement for additional land to fulfill the HRA development programme target of 335 units.
SA1032	New Build Programme	Rob Main / Kevin Shutt	0	0	7,730	42,917	-50,647	-0	-0	31.10.19 Expenditure relates to the overall scheme - to be reallocated to individual clusters.
SA1033	Estate Regeneration	Rob Main / Kevin Shutt	231,714	341,714	106,117	78,800	156,797	341,714	0	
SA1034	Former ASRA Properties	Rob Main	588,971	588,971	0	0	588,971	588,971	0	31.10.19 Acquisition should be completed by the end of March 19.

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

DISCRETIONARY GRANTS REVIEW FUTURE PROPOSALS

1.0 Purpose of Report

1.1 The purpose of this report is to provide the Committee with an overview of the current discretionary grants the Council provides to a limited number of voluntary sector partners, present findings from a review and propose a three-year grants programme (2020 – 2023) to four core third sector partner organisations.

2.0 Background Information

2.1 The Council currently supports five voluntary sector partner organisations with grant support ranging from £4,690 to £68,330 to deliver services to the community that have supported the Council's strategies and priorities.

2.2 The table below provides an overview of the grants provided under Service Level Agreements (SLA's) for the past 3 years that are within the scope of this report:

Discretionary Grants Programme					
Organisation	Value of Grant				SLA Term
	2016/17	2017/18	2018/19	2019/20	
Sherwood and Newark Citizens Advice – Core Funding	£78,330	£68,330	£68,330	£68,330	One year
Rural Community Action Nottinghamshire RCAN	£16,720	£16,720	£16,720	£16,720	One year
Newark & Sherwood Play Support Group	£9,650	£9,650	£9,650	£9,650	One year
Newark & Sherwood Community Voluntary Sector (CVS) Volunteer Centre	£11,260	£11,260	£11,260	£11,260	One year
Home Start Newark	£4,690	£4,690	£4,690	£4,690	One year
	£120,650	£110,650	£110,650	£110,650	

2.3 With the exception of Citizens Advice, who received an uplift when it expanded to cover the Sherwood area, the Councils discretionary grants have not increased since 2011/12.

2.4 In addition to the grants above, the payroll for the Citizens Advice is administered by the Council and has been for a number of years. Money is paid from the Councils' bank account and is recouped quarterly in arrears, net of the core grant that is payable.

2.5 Under the agreed one year SLA's, an annual review of objectives and performance outturns takes place and targets are negotiated/agreed for the year ahead. An overview of the performance outcomes delivered under these SLA's are outlined in **Appendix A**.

2.6 In addition, the Council has granted concessions on the rent to co-locate at Castle House for two of its partners (Citizens Advice and CVS). This has ensured the shared benefits of co-location and shared working and feedback from partners located in Castle House has been very positive. Having a number of partner organisations in the one building has improved the customer experience and made communications between organisations much easier. The current Desk Charging Policy will be subject to a separate review, led by the Councils Asset Management Business Unit.

3.0 Review

3.1 With the adoption and launch of the Council's new Community Plan 2019 to 2023 in February 2019, it was considered timely to review the current SLA's and the Council's relationship with our voluntary sector partners. Firstly, to determine whether the services provided still meet the requirement of the Council in respect of its Community Plan objectives and, secondly, to consider if a longer-term commitment of three years funding would provide added value from greater financial certainty.

3.2 Over recent years, our voluntary sector partners have faced significant reductions in other core and project funding which has led to reviews of service delivery. In all cases, these organisations have made significant changes to their management and staffing structures, service provision and delivery mechanisms to reflect their capacity to deliver based on available resources. At the same time as reducing resources and capacity the demands for these services has increased, which support the most vulnerable members of our local community placing further pressures on already stretched provision. Therefore, feedback received from our partners is that they would really welcome a three-year grants programme.

3.3 Having reviewed the performance outcomes compared to the targets, the scope of the current SLA's and position of the Council in terms of its resources, skills competencies and capacity to deliver these services, it is felt that our community/voluntary sector partners are best placed to deliver these; with the exception of the RCAN agreement. In respect of RCAN, the rationale for this view is based on the creation and proposed expansion of the Council's in-house 'Community Relations' function to deliver community based projects and initiatives.

4.0 Proposals

4.1 It is therefore proposed that the Council terminates its SLA relationship with RCAN at the end of March 2020 and re-negotiates its retained SLA's with the remaining four core voluntary sector partners:

- Sherwood and Newark Citizens Advice
- Newark & Sherwood CVS Volunteer Centre
- Newark & Sherwood Play Support Group
- Home Start Newark

4.2 It is proposed that the savings from the termination of the RCAN agreement of £16,720 per annum (£50,160 over 3 years) be re-invested in the remaining SLA partnership agreements at the discretion of the Business Manager / Director.

4.3 It is further proposed that these SLA's are for an extended period of 3 years from 2020/21 to 2022/23 to align the requirements of the SLA's with the Community Plan 2019 -2023 and that services are targeted, where appropriate, to the priority areas that will be set out in the Council's emerging Place Plan.

4.4 The Business Manager – Housing, Health and Community Relations has had some early conversations and received a draft proposal from Home-Start Newark who have a strategic ambition to extend their services to the Sherwood area but costs need to be further developed by their Senior Officer and Trustee Board.

5.0 Equalities Implications

5.1 No equalities implications have been identified. In renegotiating the SLA's consideration will be given to the specific needs of persons with protected characteristics to ensure the Council's responsibilities under the Equalities Act 2010 have been fully considered and met.

6.0 Financial Implications FIN19-20/7622

6.1 This financial commitment of £110,650 per annum / £331,950 over 3 years can be factored into the Council's Medium Term Financial Plan (MTFP) and gives greater confidence to partners that District Council funding is secured and they can concentrate on delivering improved services aligned to the Council's Community Plan. Once the termination of the RCAN agreement has been finalised the savings can be redistributed over the remaining 4 voluntary sector partners, as long as they provide sufficient evidence that the monies are required. Once all the amounts are finalised any savings will go back into the General fund reserve as part of the budget setting process, however if more funds were required another report would need to be presented to the committee detailing the additional budget required.

7.0 Community Plan – Alignment to Objectives

7.1 The discretionary grants programme provides valuable financial resources to a number of voluntary sector organisations that deliver much needed services to those members of the community most in need of advice and support. The provision of these services primarily supports Objective 8 – *'Reduce levels of deprivation in target areas and remove barriers to social mobility across the district'* and Objective 9 – *'Improve the health and wellbeing of local residents, with a particular focus on narrowing the gap in healthy life expectancy and other health outcomes'*.

8.0 RECOMMENDATIONS that:

- a) the grant support SLA relationship with RCAN be terminated at the end of March 2020;
- b) savings from the termination of the RCAN agreement (£16,720 per annum / £50,160 over 3 years) be reinvested and re-negotiate SLA's with the retained four core voluntary sector partners for an extended period of three years (2020/21 to 2022/23); and

- c) the precise distribution and allocation of funds to each partner be agreed by the Business Manager – Housing, Health & Community Relations/Director – Communities & Environment following consultation with the Chairman, Vice-Chairman and Opposition Spokesperson of the Policy & Finance Committee and will not exceed the budget available, which was £110,650 per annum / £331,950 over 3 years.

Reason for Recommendations

To enable the Council deliver a discretionary grants programme that's aligned to the Councils Community Plan 2019 – 2023 and provide three year grant certainty to core voluntary sector partners to ensure the delivery and sustainment of much needed services to those members of our community that are most in need.

Background Papers

Nil

For further information, please contact Leanne Monger, Business Manager – Housing, Health & Community Relations on extension 5545 or Andy Hardy – Senior Health Improvement & Community Relations Officer on extension 5708.

Matthew Finch
Director - Communities & Environment

**Rural Community Action Nottinghamshire
Newark and Sherwood
April 2018 - March 2019**

In broad terms, the **RCAN** agreed:

- To provide a part time Rural Officer to support all sections of the community who require advice and support.
- To supply appropriate administration support where necessary, training and line management support to the Rural Officer.

NSDC agreed to provide informal support to the Rural Officer through appropriate Business Units to add value to the service offer provided.

Task	Target	Performance 2018 - 2019
Newark and Sherwood District Council have identified 5 communities in which to undertake consultation in attempt to identify future need to inform section 106 monies.	<p>5 Communities identified:</p> <ol style="list-style-type: none"> 1. Blidworth 2. Bilsthorpe 3. Clipstone 4. Rainworth 5. Ollerton and Boughton <p>It was agreed that consultation resources be shared with Edwinstowe and Farnsfield Parish Councils so that the Parish Clerks can undertake this consultation should they wish.</p>	This consultation was superseded by the by the NSDC CSG audit of Parish Councils which included provision of community buildings, village halls and open spaces across the district. Agreed that RCAN would offer some resource to chase up the parishes listed above to support them to complete their returns to the District Council.
Targeted rural officer support for existing groups	<p>Bleasby Community Led Planning group (CLP) – community consultation exercise.</p> <p>Kings Clipstone Parish Council – new village hall.</p> <p>Farnsfield Parish Council – new skate park facility.</p> <p>Eakring Village Hall – village hall acquisition.</p> <p>Elston Parish Council – community defibrillator.</p>	<p>Bleasby CLP group, CLP approved by Bleasby PC Feb 19.</p> <p>Kings Clipstone PC, PWL to buy land for new village hall. PC has conducted a skills based consultation and recruited some volunteers to support the project. £70,000 required to complete the project.</p> <p>Farnsfield PC has undertaken consultation with the community and a skate park user group to</p>

		<p>gauge support for a skatepark. Funding and technical advice provided, project ongoing.</p> <p>Eakring VH, PC supported following purchase of the village hall from Southwell Diocese.</p> <p>Elston PC support to secure village defibrillator.</p> <p>Wellow CLP SG supported but there have been some challenges.</p> <p>South Muskham VH, advice on cavity wall insulation and solar panels.</p> <p>Fernwood VH, advice on solar panels and tree surgery.</p> <p>South Scarle VH and Upton VH Hall, funding advice for hall refurbishment.</p> <p>Gunthorpe VH, advice on the use of heating engineers.</p>
<p>Continued support for Village Halls and Community Buildings</p>	<p>For committees who have specific support and advice needs relating to their responsibilities for running community buildings and play areas, RCAN gives you an opportunity to benefit from our range of services: Receive bespoke telephone and</p> <ul style="list-style-type: none"> • E-mail advice. • Access to a range of information sheets. • Free or discounted attendance at events and seminars. • Hall Talk, Newsletter circulated three times per year 	<p>There are currently 43 village halls and community buildings being supported through this service in Newark and Sherwood.</p>

**Newark & Sherwood Community Hub
Play Leadership Programme
April 2018 - March 2019**

In broad terms, the **NSCH** agreed:

- To operate a Play Leadership Service Programme for all sections of the community who require play leadership support.
- To supply appropriate administration support where necessary, training and line management support to Play Leaders and registered play partners.

NSDC agreed to provide informal support to the Play Support Group through appropriate Business Units to add value to the service offer provided.

Task	Target	Performance 2018 - 2019
<p>Provide free play opportunities by delivering, or providing funding for other groups to organise at least 4 play schemes (minimum 3 days each) in Newark and Sherwood District, 2 in the East and 2 in the West, each one up to 30 children</p> <p>Provide a minimum of 2 Annual Play Days at community venues in Newark and Sherwood, 1 in the eastern area and 1 in the western area of the District</p> <p>Provide at least 4 Park sessions to ensure use of local facilities and maximise economic benefit in parks in Newark, Ollerton, Bilsthorpe and Clipstone</p>	<p>Provide at least 12 days of playscheme with at least 360 places to children aged 5-11 which is 60 hours of play.</p> <p>Provide at least 12 hours of outdoor play in local parks over 6 dates in at least 3 different venues.</p>	<p>19 Playschemes delivered attended by 1,500 people.</p> <p>2 Playdays delivered attended by 1,250 people.</p> <p>3 Play in the Park days delivered attended by approx. 1,000 people.</p> <p>Total estimated attendances 3,750</p>
<p>To ensure volunteers of the charity can play a part in children's activities with suitable supervision and on-going training alongside qualified staff and to recruit and train paid staff locally with an emphasis on people in the 18-25 age group.</p>	<p>Use local volunteers effectively and ensure they are valued.</p> <p>Provide paid hands on experience for at least 10 local people with at least 6 aged between 18-25 yrs</p>	<p>2 staff training days for 22 workers.</p> <p>Seasonal work for 9 play workers aged 16 – 24.</p>
<p>To provide at least 15 Family learning opportunities with free to access art and craft workshops at Millgate Community centre/ Vicar Water and Ambleside centre Ollerton or Edwinstowe.</p>	<p>Provide Family learning for 200 adults and children to learn new skills, socialise and be part of their community hopefully leading to volunteer opportunities.</p>	<p>Lego, cookery and Harry Potter Workshops delivered attracting an additional 1,500 people into play activities.</p>

To make as many groups as possible aware of the funding available for play from the District Council	To advertise funding on Play Support website/ Social media and premises, at Surestart centres and via schools.	Ongoing promotion and advocacy of play opportunities and promoting the District Council to the wider community.
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Newark & Sherwood CVS
Volunteer Centre and Part Time Co-ordinator
April 2018 – March 2019

In broad terms, the **N&SCVS** agreed:

- To operate a Volunteer Centre point of contact open for 15 hours a week for all sections of the community who require voluntary assistance or seek to offer their time and skills as a volunteer.
- To supply appropriate administration support where necessary, training and line management support to the Centre Coordinator.

NSDC agreed to provide informal support to the Volunteer Centre Coordinator through appropriate Business Units to add value to the service offer provided.

Task	Target	Performance 2018 - 2019
<p>Establish Forum for managers of organisations using volunteers to promote good practice Meeting content driven by network with guest speakers and current volunteering news</p> <p>Establish an –online forum Maintaining contact between meetings allowing members to contact each other for advice/guidance and sharing of information</p>	<p>3 meetings to be held a year Attendance of between 5-10 per meeting Positive feedback Demonstrating benefit</p> <p>Minimum 25 members and increase membership 25%</p>	<p>May 2018 – 2 guest speakers & making connections for the network with Nottingham Trent University and Building Better Opportunities. Volunteer week preparations Sept 2018 – 2 guest speakers and making connections with National Citizenship Service, GDPR update Mar 2019 cancelled due too many last minute apologies (rescheduled 16/4/19)</p> <p>Membership 31 members</p>
<p>Establish training needs within the volunteer coordinator network and Partnership working with volunteer coordinator network to deliver training</p>	<p>Deliver 2 training sessions across network</p>	<p>GDPR workshop GDPR Update Volunteers from overseas</p>
<p>Attend events to promote volunteering in Newark & Sherwood</p>	<p>6 or more events attended</p>	<p>Volunteer Celebration event 3/6/18 Diabetes week 17/4/18 Dying Matters week 16/5/18 Carers week 16/6/18 Carers road show 28/6/18 CCG APM 4/9/18 Think Together 10/12/18 N&SCVS AGM 30/01/19 Newark Academy 27/2/19 Jobs Fair 15/3/19 Older People’s event 22/3/19</p>

Receive and process volunteering enquiries via appropriate networks, with a view to achieving volunteer placements	200 enquiries processed 50 volunteers placed Follow up surveys to measure impact	203 55 placed
Ensure best practice service delivery is maintained in line with NCVO guidance	Maintain and monitor VCQA	New resources created and placed on website: Factsheet – Volunteers from overseas Factsheet – Volunteers rights and responsibilities Factsheet – Volunteering for younger people Organisation help guide (online database) VCQA due to expire 31/3/20
Use social media	Use website & Facebook to promote volunteering opportunities on a regular basis	Roles updated and advertised on website Facebook used where applicable News items on website re volunteering matters

**Home-Start Newark
Family Support Programme Activity Targets
April 2018 - March 2019**

In broad terms, the **HN** agreed:

- To provide family support to support all sections of the community who require it.
- To supply appropriate administration support where necessary, training and line management support to its staff and volunteers.

NSDC agreed to provide informal support to the Home-Start Newark through appropriate Business Units to add value to the service offer provided.

SLA Task	Target	Performance 2018 - 2019
Support a minimum of 45 families with children under 5 through home visiting.	At least 45 families per year	26 families had a home visiting volunteer; this number was lower than previous years due to changes in the health visitor's structure, now called the healthy families team. We also had a couple of our families that required support for a longer period of time.
Support local families with a safe play environment at our Family Group sessions. Also providing free healthy snacks, different stimulating learn-through-play activities, guest facilitators eg Children's centre to do craft activities with the children. We signpost and engage with other agencies.	2 Family Groups weekly serving a minimum of 30 families	26 families attend our family group. We provide a healthy breakfast and have now introduced our Big Hope Big Futures stimulating activities into the group sessions such as messy play, singing and story time. Parent's feedback has been very positive. We also provided a few sessions for the older children in the summer holiday, Active4Today delivered some activities for the older children for us. Parent's feedback was extremely positive they have asked for more sessions during the holidays for older children. We will look at providing more

		sessions next year.
Providing interesting outings for Home-Start families' e.g a day trip to a local attraction that otherwise these families would not be able to do.	At least 1 day trip annually	We took two coaches to Wheelgate this year for our summer trip. At Christmas we held a party at Barnbygate hall
Recruit, train and place at least 10 new volunteer parents from the local community to support other parents through home visiting and a range of support activities.	Minimum of 10 new volunteers trained & placed with new families	8 new volunteers trained on the preparation course. 6 are currently home visiting and 2 are volunteering at family group.
Retain at least 50% of the scheme's current volunteers and provide additional and on-going training. Provide opportunities to attend courses such as first aid and gaining food hygiene certificates.	32 current volunteers, 10 currently on preparation course.	35 current volunteers, 11 group volunteers and 24 home visiting.
Work closely with partner agencies to maintain strong working practices with regard to safeguarding children eg health visitors, social workers, children's centres.	Review safeguarding policy annually to ensure compliance. Ensure all staff and volunteers have an annual training update.	We have a mandatory safeguarding policy which is reviewed annually. Organiser's attend Safeguarding training and updates and this is then provided within the annual safeguarding update training that our volunteers must attend. We continue to work with statutory services including social services and we regularly attend multi agency meetings if required. We refer families to the Children Centre for courses that they run or for additional support.
Retain support outside the home alongside home-visiting to encourage first steps towards community involvement (groups, courses, family outings and fun days).	This is part of our generic work that volunteers carry out	Our volunteers complete monthly diary sheets which are entered onto our monitoring and evaluation system. The diary sheet explains what the volunteer

		and the family have done during the visit. We encourage our volunteers to bring their families to the HS group or other community groups. We also encourage families to attend the Children's Centre for courses or play sessions.
Support minority groups such as immigrant families, parents with additional needs and children with additional needs, embracing diversity for service users, service providers, volunteers and Trustees alike through service provision and recruitment	This is part of our generic work that we do monitor	We are currently supporting 5 Syrian families who are part of Newark and Sherwood's resettlement programme. We have begun to support two of the Syrian families with homework support; our volunteers will go to the family's home for 1-2 hours and help the children with their homework. We also support families and liaise with the schools. We are looking at developing this further next year.
Identify and closely monitor a family's needs and	All families & volunteers receive regular reviews/Supervision to ensure improvement within the family needs.	Volunteers receive supervision every 4/6 weeks. Families receive review visits to ensure we are meeting their needs and improvements are being made.
Review Policies in line with Home-Start UK's Policy Schedule.	All mandatory governing policies are reviewed annually. All other policies are reviewed 3 yearly.	We continue to review policies at Trustee meetings.
Maintain continuous self-assessment to Quality Standards to meet Home-Start requirements & audited every 3 years by HS-UK	Ensure compliance with all Quality Standards annually	We continue to complete annual self assessments of Quality Standards and are continuing with GDPR practice.

All Home-Start Schemes support activities which help local people to help themselves and each other to maximize opportunities for themselves and their children in line with the important **“Help Children Achieve More”** Agenda. Our full Home-Start service and activities are evaluated and evidenced on a quarterly basis by statistics drawn off our internal Intranet system where we log all activities.

The work we do with families meets the important agendas of **Every Child Matters** and the priorities of the **Nottinghamshire Children and Young People’s Plan**.

**Sherwood and Newark Citizens Advice
Advice Centre Core Grant
April 2018 - March 2019**

In broad terms, **SNCA** agreed:

- To provide the services to all sections of the community within the Newark and Sherwood District who require it;
- To operate its core advice services from its offices under the agreed lease arrangements with the council;
- To supply appropriate administration support where necessary, training and line management support to its staff and volunteers.

NSDC agreed to provide informal support to the service to add value to the service offer provided.

Core Services

This Schedule relates to the core drop in information and advice services the Citizens Advice service offers through face-to-face, phone and email services, and online via Adviceguide.org.uk.

Trained volunteer advisers provide a holistic generalist advice service, supported by paid session supervisors at Sherwood & Newark Citizens Advice based at the Forest Road office, Ollerton and Castle House, Newark. Each Office is open for 2 days a week with a dedicated Citizen Advice Adviceline 5 days a week. The advice service helps people to resolve their problems. Sherwood & Newark Citizens Advice Service are equipped to deal with any issue, from anyone, spanning debt and employment to consumer and housing plus everything in between. The service uses the Citizens Advice Information System; Advisernet in electronic format as an information and support system in giving advice to the public.

The General Service is covered by the Advice Quality Standard. To help clients' access advice, they are greeted with a reception service at both offices followed by a Gateway Assessment. This involves identifying client's issues and next course of action which may be immediate generalist advice or referral to internal or external Specialist Services.

SLA Task	Target	Performance 2018 - 2019
Number of clients seen per year	5,000	4,250
Number of problems dealt with per year	16,000	14,931
Income Maximisation per year (Benefit Claims)	£ 2,000,000.00	2,527,297
Debt Handled per year	£10,000,000.00	5,736,859
Number of volunteers recruited and trained per year	8	8
Training session for front facing staff of the Council, such as but not limited to, Customer Services	1	2

An annual Evaluation Report to be submitted to the Council to evidence how the core advice service provided by Citizens Advice Sherwood and Newark has supported the Council's Strategic Priorities.

2018/19 Annual Report will be available following the AGM on the 19th November 2019

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

OLLERTON HALL

1.0 Purpose of Report

1.1 To update Members on the disposal of Ollerton Hall and to consider the recommendations of the Ollerton Hall Task & Finish Group for future disposal.

2.0 Background Information and Update

2.1 Members will be aware that an Ollerton Hall Task & Finish Group was established in order to progress options for the re-use of the Hall. The Task & Finish Group last met on 6 September 2018, with the recommendations of that group being presented to the Policy & Finance Committee on 20 September 2018.

2.2 The Policy & Finance Committee unanimously agreed that:

- (a) open market disposal of the property be approved on the basis of a long leasehold disposal with an option to purchase the freehold on satisfactory completion of the renovation works;
- (b) the successful purchaser be selected on the basis of best satisfying the range of criteria set out in the report to the Task & Finish Group with price not being the overriding consideration and the property be marketed accordingly;
- (c) Innes England be instructed to undertake the marketing of the property; and
- (d) delegated authority be given to the Deputy Chief Executive, following consultation with a Member Panel comprising Councillors Girling, Lloyd and Wells, to select the preferred bidder in accordance with the criteria agreed by the Task & Finish Group.

2.3 The marketing of the property has concluded, with interviews having taken place with 2 of 3 possible purchasers. The final interview will take place after the agenda has been published. An update will therefore be provided at the Committee (under exempt business if required). The Member Panel comprising Councillors Lloyd, Girling, and Mitchell (given Cllr Wells departure from the Council) have been consulted and involved in the process to date.

3.0 Equalities Implications

3.1 Equalities issues will be considered as part of any redevelopment proposals.

4.0 Financial Implications (FIN19-20/1805)

4.1 The process for sale included both quality and capital receipt proposals. Once the interview process has been concluded, an assessment evaluating both the quality of the future provision and the capital receipt to be generated will be made on each of the bids. The bidder scoring the highest over the two criteria will then be taken forward.

4.2 The tender process outlined a two phase disposal which included long lease hold with an option to purchase the freehold on completion of the renovation works. The lease will be at a peppercorn rent for the duration of the renovation works.

4.3 The capital receipt (net of any associated fees) that is generated from the sale of the freehold (subject to the satisfactory completion of the renovation works) is proposed to be ring fenced towards regeneration proposals within the Ollerton and Boughton areas which are currently being developed within the Housing Strategy and Development Business Unit.

5.0 Comments of Director – Resources

5.1 The disposal of Ollerton Hall is supported from an Asset Management and Finance perspective, given that the Hall offers no value, in its current state, to the taxpayer. The disposal will generate a capital receipt which will be used to fund other capital projects.

6.0 RECOMMENDATION

That the update provided be noted.

Reason for Recommendation

To dispose of Ollerton Hall and secure the long term future of the building.

Background Papers

Nil.

For further information please contact Matt Lamb on 01636 655842.

Matt Lamb
Director - Growth & Regeneration

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