



*Castle House  
Great North Road  
Newark  
NG24 1BY*

*Tel: 01636 650000*

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

**Chairman: Councillor Mrs R Crowe**

**Members of the Committee:**

**Voting Members**

Councillor M Cope  
Councillor K Girling  
Councillor L Goff  
Councillor S Haynes

**Non-Voting Members**

Councillor R Crowe  
Councillor J Kellas  
Councillor D Lloyd  
Councillor M Skinner

## **AGENDA**

**MEETING: Trustee Board of the Gilstrap and William Edward Knight Charities**

**DATE: Tuesday, 19 October 2021 at 6.00 pm**

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

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

If you have any queries please contact Helen Brandham on [helen.brandham@newark-sherwooddc.gov.uk](mailto:helen.brandham@newark-sherwooddc.gov.uk).

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## NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Trustee Board of the Gilstrap and William Edward Knight Charities** held in the Broadcast from Castle House, Great North Road, Newark NG24 1BY on Thursday, 4 March 2021 at 6.00 pm.

PRESENT: Councillor Mrs R Crowe (Chairman)

VOTING MEMBERS: Councillor M Cope, Councillor K Girling, Councillor L Goff, and Councillor M Skinner

NON VOTING MEMBERS: Councillor Mrs I Brown, Councillor R Crowe, Councillor Mrs G Dawn, Councillor D Lloyd

### REMOTE MEETING LEGISLATION

The meeting was held remotely, in accordance with the Local Authorities and Police & Crime Panels (Coronavirus) (Flexibility of Local Authority and Police & Crime Panel Meetings) (England & Wales) Regulations 2020.

#### 11 DECLARATIONS OF INTERESTS FROM MEMBERS AND OFFICERS

None

#### 12 DECLARATION OF INTENTION TO RECORD THE MEETING

The Chairman advised that the meeting was being livestreamed by the Council on social media.

#### 13 MINUTES OF THE MEETING HELD ON 2 OCTOBER 2020

AGREED that the Minutes of the meeting held on 2 October 2020 be approved as a correct record.

#### 14 LAND OFF CEDAR AVENUE/LINCOLN ROAD, NEWARK - UPDATE

The Trustees considered the report of the Clerk to the Trustees which provided various options for the future of the land owned by the Trust at Cedar Avenue, Newark. The options also included an alternative proposal received to develop the site as a 'Children's Wood and Wildlife Meadow'.

In considering the report Councillor D.J. Lloyd, a non-voting Trustee, noted that the recommendation of the report invited the Board of Trustees to debate the various options available and that a series of sequential decisions would be beneficial.

He commented that the trustees, in accordance with their duty to protect the assets of the Charity, had sought to get full financial yield from the land when marketing it to sell for housing development. He noted that the purpose of the bequest of the land when the Charity was first established in 1883, (at the time it was used for farming), had been to yield an income to support the original object of the Trust, which was to

provide a free library for Newark. The land had been allocated for housing development, however following an open marketing process and lengthy negotiations with a social housing company - which had submitted the successful tender for the land - the sale had fallen through. The social housing company receive grants from Government and others to support their business and therefore it could be argued that it was a subsidised bid. The developer had withdrawn its bid following several unsuccessful planning applications which suggested that the land would not be viable for housing development. He suggested therefore that the Trust seek the de-allocation of the land as unsuitable for residential development having undertaken a proper marketing exercise.

The taking of that decision would then mean that the value of the land should be revised, as reflected in the officer's report. The land could be retained as an open space and the Trustees should then consider whether the Charity should retain responsibility for the provision of the open space together with the continued financial responsibility this would place upon the Trust. In considering the financial interest of the Trust, it was noted that retention of the land caused expenditure but provided little return. Councillor Lloyd also noted that to lease it as open space would return little or no income. In considering the above he suggested that the Trust should formally designate the land as public open space.

Councillor Lloyd further stated that he would recommend that the Trust approach both the District and Newark Town Councils formally to explore if they would be interested in acquiring the land as open space to be protected, noting that such protection could be achieved by a number of options e.g. by covenant.

In clarifying the reasoning behind the above recommendations, Councillor Lloyd stated that should the land be designated as open space very few parties would be interested in purchasing it. In referring to the alternative proposal received to develop the site as a 'Children's Wood and Wildlife Meadow', he noted that this group would have to raise the money to purchase it and to sustain revenue costs going forward which would be quite a burden.

If either Council were to acquire it, this would better respect the wishes of Sir William Gilstrap, the original donor of the Charity, who had been keen to ensure that the Trust was overseen by a local authority as he felt they would best protect the public's interests. He noted the community's ongoing interest in, and proposals for, the land and suggested that if either Council acquired the land they would continue to work with the residents on their proposals. They could look to be supportive in drawing down different grants and help to shape the space and what it might look like. He stated that if the land was in local authority ownership, which was more accountable to the public than a Trust, it better enabled District and/or Town Councillors to receive, consider, reflect and respond in the manner which they had been elected.

In putting forward the above proposals Councillor Lloyd stated that advice would need to be sought from the Clerk to the Trustees. This was to ensure that the proposals he had put forward would meet the objectives of and protect the interests of the charity.

In considering the above, Councillors Mrs I. Brown and Mrs G. Dawn, (both non-voting Trustees), stated that they were supportive of the proposals put forward by Councillor Lloyd. They added that it would provide a favourable outcome for all concerned. It was suggested that formal appropriate legal advice be sought and that an approach be made to Newark Town Council and the District Council in relation to them acquiring the land following which contact be made with the community group. Councillor Mrs Dawn seconded Councillor Lloyd's recommendations.

In response to whether the proposals could be actioned, the Clerk to the Trustees stated that there was a logic and a rationale that fitted with the Trusts objectives in terms of reaching the point of concluding that the Trust would wish to retain the land as open space rather than it being disposed of for housing development. It was clear that it was necessary to seek advice from the Trust's Valuer on the options available. Some advice had already been sought but the new proposals gave a clearer steer about what the Board felt was in the best interests of the Trust and the beneficiaries of the Trust. This enabled more detailed advice to be sought from the external Valuers. The Clerk stated that she felt it proper for the Trust to ensure that it did not only target one potential purchaser and therefore it was advisable to keep within the terms of the original proposal and seek interest from different public bodies. She noted that in Newark those interested public bodies would most likely be the town council and possibly the district council.

In stating his support for the proposals, Councillor K. Girling sought reassurance as to what measures could be put in place to ensure that the future use of the land remained as open space. In noting the significant reduction in the value of the land resulting from it no longer being marked as suitable for residential development, he sought clarification as to the Trustees liability, suggesting that advice be sought on this point.

The Clerk advised that there were a range of restrictions which the Trust could apply on any disposal of the land and that these included covenants requiring the land to be used for a particular purpose. If, at any later date there was a change of use proposed resulting in an uplift in the value, e.g. by new owners looking to develop the land for residential purposes - there would clearly be an uplift in value that would result from that. She noted that it was common practise to utilise clawback clauses which would bring a percentage of any uplift in the value of the land back to the Trust. She also advised that there were legal restrictions that could be placed on the land to ensure that it was used for the purpose that the Trust felt that it should be used for in terms of open space.

The Clerk also advised that any sale of the land would not be undertaken quickly as there were processes that, should the Board decide to support the proposal, had to be followed, not least of all to find an appropriate purchaser who the Trust wished to sell the land to.

In relation to the liabilities of the Trustees and the change in value of the land, the Clerk advised that it was due to the change in the intended use from residential development to open space. She stated that, should the proposals be supported, it was advisable to seek advice from the Trust's external valuers to ensure that the Trustees' obligations were satisfied and that they were acting in a proper way. She

added that in order to protect the Council in its role as Trustee, it may be advisable to clarify with the Charity Commission that there were no issues with the intended course of action.

Councillor L. Goff referred to the alternative proposal for a Children's Wood and Wildlife Meadow and hoped that there would be a meeting with the GCWWM Committee in the future. He noted that this matter had been ongoing for some time and suggested that Sir William Gilstrap had given the land as open space. In response, Councillor Girling sought to correct Councillor Goff's statement in that the land was not given by William Gilstrap to the Trust as open space. It was originally gifted to the Charity as farming land to generate an income to support the Charity's objects.

In supporting the proposals, Councillor Skinner queried as to the potential liabilities for the Trust if there were further encampments in the short term, before the land was possibly sold. The Clerk advised that consideration had been given as to how the land may be future proofed from this, whilst recognising that there were limits on such future proofing whilst needing to retain unimpeded access for the public and residents to the site for recreation purposes. The Trust continued to have the liability for any costs of unlawful encampments and this would continue whilst it remained the owner of the site. For information, she advised that when unlawful incursions occurred, the District Council shared the cost of the clean-up with the Trust, paying half each. That was due to the historic arrangement whereby the Trust had permitted the District Council to site a multi-use games area on the land. The District Council contributed to the cost of maintaining the site in return.

AGREED (with 4 votes for and 1 against) that:

- (a) the Trust seek the deallocation of the land as not being suitable for residential development, having undertaken proper market activity;
- (b) the Trust look to formalise the use of the land as public open space;
- (c) the Trust do not consider that the continued maintenance and provision of the open space to be its core business; and
- (d) the Trust, taking into account that there is a financial strain with retaining the land, approach both the district and town councils to see if they would be interested in acquiring the land to be retained as protected open space.

In noting the Trustees' decision, the Clerk advised that an approach would be made to the town and district councils in relation to them acquiring the land as protected open space. When responses had been received a further report would be brought back to the Board of Trustees. The Clerk also advised that she would contact the Trust's Valuer to seek valuation advice on the proposals.

## 15 GRANTS AWARDED UPDATE

The Trustees considered the report of the Democratic Services Officer which sought to provide an update following the decisions taken at their previous meeting held on 2 October 2020 to allocate funding to the Newark Civic Trust and the Newark R&M

Cricket Club and the decision to request further details from the organiser of the Newark Book Festival.

The report set out the decisions taken and the responses received from the above mentioned organisations. In noting that the Newark Civic Trust had decided to accept the lower offer of £1,918, the Trustees wished to express their thanks for their continued efforts to promote the town through the work they undertook.

AGREED that the report be noted.

Meeting closed at 6.36 pm.

Chairman

## **TRUSTEE BOARD OF GILSTRAP AND WILLIAM EDWARD KNIGHT CHARITIES**

**19 OCTOBER 2021**

### **APPOINTMENT AS CLERK TO THE TRUSTEES**

#### **1.0 Purpose of Report**

1.1 This report proposes the appointment of Sue Bearman, Assistant Director – Legal & Democratic Services, as the Clerk to the Trustees following the retirement of the previous Clerk, Karen White,

#### **2.0 Background Information**

2.1 The Trustees could consider appointing an independent Clerk, but for continuity of service it would be beneficial to appoint an Officer of the Council. When Karen White was appointed as Clerk in December 2018 It was proposed that would be for an interim period with the then Business Manager -- Legal Services eventually taking over responsibility for the role. Sue Bearman was in the role of Business Manager – Legal Services at the time, so her appointment now accords with the original proposal.

#### **3.0 Proposal**

3.1 It is proposed that Sue Bearman be appointed as the Clerk to the Trustees. Sue is a qualified solicitor and considered to have the appropriate skills, experience and ability to undertake the role of Clerk to the Trustees.

#### **4.0 RECOMMENDATION**

**That Sue Bearman, Assistant Director – Legal & Democratic Services be appointed as the Clerk to the Trustees with immediate effect.**

#### **Background Papers**

None

For further information please contact Helen Brandham on 01636 655248.

Nigel Hill  
Business Manager – Elections & Democratic Services

**TRUSTEE BOARD OF THE GILSTRAP AND WILLIAM EDWARD KNIGHT CHARITIES**  
**19 OCTOBER 2021**

**TRUST ACCOUNTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2021**

**1.0 Purpose of Report**

- 1.1 To obtain approval of the Trustee's Statutory Accounts, for W.E. Knight and Gilstrap Charity, for the financial year ended 31 March 2021.

**2.0 Background Information**

- 2.1 The District Council is the Trustee for two charities, William Edward Knight Charity and the Gilstrap Charity. The main asset held by the Charity is the Gilstrap building in Newark which was leased to Nottinghamshire County Council from April 2013.
- 2.2 In line with Government requirements annual charities accounts have to be submitted to the charities commission within 10 months of the end of their financial year, therefore the deadline for submission for both charities is 31 January 2022.

**3.0 Items for Consideration**

**Approval of the Accounts - Financial Performance to end of March 2021**

- 3.1 The annual accounts for W.E. Knight are attached at **Appendix A** and those for the Gilstrap Charity at **Appendix B**. W.E. Knight has no active functions. Monies are retained within the charity's account until such time as the Trustees choose to disburse it.
- 3.2 The annual accounts for the Gilstrap Charity are attached at **Appendix B**. The Gilstrap Charity receives most of its income from the lease of the Gilstrap building in Newark. In previous Trustee meetings decisions have been made as to how this income is to be spent to best fulfil the trust requirements.
- 3.3 The Management and Administration charges are in line with the Service Level Agreement with the Council.

**4.0 Audit of the Accounts**

- 4.1 Due to the annual income of W.E. Knight being under the £10,000 threshold, there is no requirement for their accounts to have an independent examiner's report, i.e. an audit.
- 4.2 As the Gilstrap Charity has annual income over the £25,000 threshold their accounts do require an independent examiner's report. Therefore the figures within the Gilstrap Charities accounts are presented as draft and are being audited currently.

4.3 In the event that the Gilstrap accounts are required to be amended, due to a change required by the auditors, after the approval given within this report, this report recommends that delegation be given to the Assistant Business - Manager Financial Services to be able to approve the amendment and publish on the charities commission website in line with the submission deadlines. Albeit any amendments on the accounts will then be reported back to the committee at the next meeting.

**5.0 RECOMMENDATIONS that:**

- (a) Trustees approve the W.E. Knight accounts for the financial year ended 31 March 2021 and the publication on the charities commission;**
- (b) Trustees approve the draft Gilstrap accounts for the financial year ended 31 March 2021 and the publication on the charities commission pending any audit amendments; and**
- (c) Trustees give delegation to the Assistant Business - Manager Financial Services to sign a revised set of accounts if required as per para 4.3.**

Background Papers

Nil

For further information please contact Andrew Snape on extension 5523.

Nick Wilson  
Business Manager - Financial Services

**CHARITY OF WILLIAM EDWARD KNIGHT**

(Registration No. 514502)

**REPORT AND ACCOUNTS - YEAR ENDED 31ST MARCH 2021**

A permanently endowed charity established by an indenture dated 6th January 1920 as varied by a conveyance of 6th July 1933 by the Trustees to the Mayor, Aldermen and Burgesses of the Borough Newark-on-Trent.

The charity is governed by a Trust of scheme made on 6<sup>th</sup> April 1990

**ANNUAL REPORT**

Separate accounts for this Charity have been maintained since 1st April 1984. Up to that date the costs of maintenance and repair and any income received had been included in the accounts of the Borough and District Councils.

The Trustees resolved at their meeting on 22nd July 2013 to retain the income earned by the endowment until a significant sum had been accrued at which time a decision on distribution would be taken.

**REVENUE ACCOUNT**

Note	Year Ended 31-Mar-21 £p	Year Ended 31-Mar-20 £p	Year Ended 31-Mar-19 £p	Year Ended 31-Mar-18 £p	Year Ended 31-Mar-17 £p
<b>Income</b>					
Investment Interest	792.64	1,276.53	956.31	956.31	994.61
	792.64	1,276.53	956.31	956.31	994.61
<b>Expenditure</b>					
Administration	0.00	0.00	0.00	0.00	0.00
Project - Advance to Newark R&M CC	0.00	5,000.00	0.00	0.00	0.00
	0.00	5,000.00	0.00	0.00	0.00
<b>Income less Expenditure</b>	792.64	-3,723.47	956.31	956.31	994.61
<b>Surplus/(Deficit)</b>	792.64	-3,723.47	956.31	956.31	994.61
<b>Surplus/(Deficit) brought forward</b>	103.65	3,827.12	2,870.81	1,914.50	919.89
<b>Surplus/(Deficit) carried forward</b>	896.29	103.65	3,827.12	2,870.81	1,914.50

**BALANCE SHEET**

Note	As at 31-Mar-21 £p	As at 31-Mar-20 £p	As at 31-Mar-19 £p	As at 31-Mar-18 £p	As at 31-Mar-17 £p
<b>Current Assets/Liabilities</b>					
Investments	64,344.75	63,552.11	62,275.58	61,319.27	60,362.96
Bank	70,401.54	70,401.54	75,401.54	75,401.54	75,401.54
Debtor	0.00	0.00	0.00	0.00	0.00
Creditor	0.00	0.00	0.00	0.00	0.00
	134,746.29	133,953.65	137,677.12	136,720.81	135,764.50
<b>Reserves</b>					
Unallocated Reserves	26,612.29	38,953.65	37,677.12	136,720.81	135,764.50
Committed Reserves	108,134.00	95,000.00	100,000.00		
	134,746.29	133,953.65	137,677.12	136,720.81	135,764.50



Andrew Snape  
Assistant Business Manager  
Financial Services  
September 2021

**CHARITY NUMBER: 528226 (England and Wales)**

**The Gilstrap Charity**

**Unaudited Financial Statements**

**For the Year Ended 31 March 2021**



**The Gilstrap Trust**



**ANNUAL REPORT AND ACCOUNTS - YEAR ENDED 31ST MARCH 2021**

The Gilstrap endowment consists of three permanently endowed charities:-

A The Gilstrap Free Library	26th July 1883
B William Gilstrap	1897
C Major MacRae Gilstrap	27th November 1899

Created for the purpose of establishing a Library to be vested in the Newark Corporation and to provide financial assistance towards the salaries and expenses of such Library.

**ANNUAL REPORT**

The accounts in respect of the Endowment were maintained by Nottinghamshire County Council until 31st March 1987 when Newark and Sherwood District Council took over as Trustees consequent upon the County Council acquiring a new site for a Central Library.

The District Council has agreed a new scheme of administration which has been sealed by the Charity Commissioners on the 28th August 1990 and applies the income of the Endowment to the upkeep and use of the Gilstrap building.

In previous financial years Newark and Sherwood District Council have supported the Trust by both making a contribution in respect of any deficit and directly meeting expenditure items from its own budget. A review of the financial situation was undertaken in 2011/2012 and the conclusion reached that all Trust expenditure should be charged direct to the Trust in order to give a true and fair view of the Trust's finances.

On 8 March 2013 the scheme of administration was updated to allow the trustees to lease the Gilstrap building to Nottinghamshire County Council. The resulting income to be used in accordance with the provisions of the charity. The lease commenced on 1st April 2013.

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**THE GILSTRAP CHARITY (Registration Number 528226)**  
**Financial Statements**  
**For the Year Ended 31 March 2021**

**REVENUE ACCOUNT**

	Year Ended 31-Mar-21 £p	Year Ended 31-Mar-20 £p	Year Ended 31-Mar-19 £p	Year Ended 31-Mar-18 £p
<b><u>Income</u></b>				
Investment Interest	1,192.30	3,518.02	2,310.75	2,302.68
Lease income	42,173.08	43,826.92	43,000.00	43,000.00
<b>Total Income</b>	<b>43,365.38</b>	<b>47,344.94</b>	<b>45,310.75</b>	<b>45,302.68</b>
<b><u>Expenditure</u></b>				
Castle Exhibition		5,656.25	5,140.00	7,500.00
Educational Events				5,418.00
Chestnut Avenue Unlawful Occupation	5,503.27			2,082.20
Land Valuation	949.58			1,000.00
King John Re-enactment				
Catering and Refreshment				75.00
Advertising				
Contractual Services	(2,750.00)		2,966.00	3,456.20
Miscellaneous Items				
Bank Charges	264.50	243.50	309.50	220.00
Audit Fees	280.00			320.00
Financial Services	2,140.00	2,370.00	2,320.00	2,050.00
Corporate Management Team	1,080.00	1,060.00	1,040.00	980.00
Committee Support	660.00	640.00	640.00	670.00
<b>Total Expenditure</b>	<b>8,127.35</b>	<b>9,969.75</b>	<b>12,415.50</b>	<b>23,771.40</b>
<b>Surplus / Deficit(-) on Income less Expenditure</b>	<b>35,238.03</b>	<b>37,375.19</b>	<b>32,895.25</b>	<b>21,531.28</b>
<b><u>Other Comprehensive Income and Expenditure</u></b>				
Revaluation on Fixed Asset		(235,000.00)	130,000.00	
<b>Total Comprehensive Income for the year</b>	<b>35,238.03</b>	<b>(197,624.81)</b>	<b>162,895.25</b>	<b>21,531.28</b>
<b>Surplus brought forward</b>	<b>172,661.85</b>	<b>135,286.66</b>	<b>102,391.41</b>	<b>80,860.13</b>
<b>In year Surplus / Deficit (-)</b>	<b>35,238.03</b>	<b>37,375.19</b>	<b>32,895.25</b>	<b>21,531.28</b>
<b>Surplus carried forward</b>	<b>207,899.88</b>	<b>172,661.85</b>	<b>135,286.66</b>	<b>102,391.41</b>



**THE GILSTRAP CHARITY (Registration Number 528226)**  
**Financial Statements**  
**For the Year Ended 31 March 2021**

**BALANCE SHEET**

	<b>Year Ended 31-Mar-21 £p</b>	<b>Year Ended 31-Mar-20 £p</b>	<b>Year Ended 31-Mar-19 £p</b>	<b>Year Ended 31-Mar-18 £p</b>
<b><u>Current Assets/Liabilities</u></b>				
Fixed Assets	375,000.00	375,000.00	610,000.00	480,000.00
Investments	140,303.61	139,111.31	135,593.29	134,595.29
Bank	209,962.21	167,916.48	144,809.31	88,662.06
Debtor	0.00	0.00	0.00	10,750.00
Creditor	(10,750.00)	(2,750.00)	(13,500.00)	0.00
	<u>714,515.82</u>	<u>679,277.79</u>	<u>876,902.60</u>	<u>714,007.35</u>
<b><u>Source of Funds</u></b>				
Revenue surplus	204,399.88	169,161.85	131,786.66	98,891.41
Capital surplus	3,500.00	3,500.00	3,500.00	3,500.00
Endowment Fund	131,615.94	131,615.94	131,615.94	131,615.94
Revaluation Reserve	375,000.00	375,000.00	610,000.00	480,000.00
	<u>714,515.82</u>	<u>679,277.79</u>	<u>876,902.60</u>	<u>714,007.35</u>

**Andrew Snape**  
**Assistant Business Manager**  
**Financial Services**  
**September 2021**

## **TRUSTEE BOARD OF THE GILSTRAP AND WILLIAM EDWARD KNIGHT CHARITIES**

**19 OCTOBER 2021**

### **LAND OFF CEDAR AVENUE/LINCOLN ROAD, NEWARK - UPDATE**

#### **1.0 Purpose of Report**

1.1 To update the Trustee Board on progress since the Board's last meeting on 4 March 2021.

#### **2.0 Background Information**

2.1 On 4 March 2021 the Trustee Board considered future options for the land owned by the Gilstrap Charity at Cedar Avenue/Lincoln Road, Newark (the Land). The Board resolved to seek to have the Land designated as public open space and to approach the District and Town Councils for expressions of interest in acquiring the Land. Valuation advice on the proposal was also to be sought.

2.2 Valuation advice has now been received from Wood Moore & Company (the Surveyors). The Surveyors have re-confirmed their previous indicative valuation of £45,000. This is based on the Land being sold as public open space, with a covenant preventing future development and/or overage provisions, to protect the Gilstrap Trust's position in respect of any future development potential. The Surveyors also suggested an alternative option of leasehold disposal, with the Trust retaining ownership of the freehold.

2.3 The Clerk to the Trustee Board has recently made contact with both the District and Town Councils in relation to them potentially acquiring the land as protected open space. A verbal update will be reported to the meeting if responses are received by then.

2.4 The District Council published its Amended Allocations and Development Management Policies Development Plan for consultation on 27 July. This report sets out the District Council's preferred approach to a range of planning issues and includes a proposal to de-allocate the Land as housing land. The consultation closed on 21 September 2021.

#### **3.0 Proposals**

3.1 In the event that one or more expressions of interest are received, it is proposed that the Clerk to the Trustee Board will instruct external charity law legal advisors on behalf of the Trustee Board. This is to ensure any proposals for disposal of the Land comply with Charity Commission requirements. A further report will then be brought to the next meeting of the Trustee Board.

3.2 The Gilstrap Charity Children's Wood and Wildlife Meadow Committee (GCWWM Committee) will be kept updated on progress. The Trustee Board will recall that the GCWWM Committee put forward an alternate proposal for the development of the site into a 'Children's Wood and Wildlife Meadow'.

#### **4.0 Financial Implications**

4.1 Further negotiations and agreements will be required before the financial information can be fully identified and reported.

## 5.0 **RECOMMENDATION**

That the Trustee Board notes the report and confirms for external legal advisors to be instructed as necessary.

### **Reason for Recommendation**

To consider the best option for the future of the land at Cedar Avenue/Lincoln Road for the interests of the Gilstrap charity.

### **Background Papers**

Newark & Sherwood District Council's Amended Allocations and Development Management Policies Development Plan (DPD): options report is published - <https://www.newark-sherwooddc.gov.uk/planreview/>

For further information please contact Sue Bearman on 01636 655935 or [sue.bearman@newark-sherwooddc.gov.uk](mailto:sue.bearman@newark-sherwooddc.gov.uk).

Sue Bearman  
Assistant Director - Legal & Democratic Services

## TRUSTEE BOARD OF THE GILSTRAP AND WILLIAM EDWARD KNIGHT CHARITIES

19 OCTOBER 2021

### NEWARK R&M CRICKET CLUB PROJECT - UPDATE

#### **1.0 Purpose of Report**

- 1.1 To provide an update on progress made by Newark R&M Cricket Club in respect of their Ground Development Project.

#### **2.0 Background Information**

- 2.1 The Board will be aware that the redevelopment of the former RHP Sports & Social Ground resulted in the loss of the cricket pitch. In order to satisfy Sport England's Planning Policy requirements it was agreed to provide a replacement pitch in a timely manner to mitigate this loss.
- 2.2 The District Council has been working in partnership with Newark R&M Cricket Club (the Club), the English Cricket Board (ECB) and Newark Town Council to develop a phased scheme, which would deliver the replacement pitch and associated infrastructure at the Club's Kelham Road site.
- 2.3 Phase 1 of the project is complete and Phase 2 involves the provision of new changing rooms. The changing rooms have been designed in accordance with the technical requirements of the ECB and Sport England in order to ensure that the building is both accessible and compliant with current regulations.
- 2.4 In terms of funding Phase 2 of the project, the Trustee Board has previously approved grant funding of £100,000 towards this from the WE Knight Charity. The rest of the funds required to deliver Phase 2 is made up of a mix of funding from Newark Town Council, NCC, other funding partners and Club funds.
- 2.5 At its meeting of 2 October 2020 the Trustee Board resolved to approve a request for further funding of £13,134 towards the installation of a lift for the changing room building.

#### **3.0 Update**

- 3.1 A progress update was received from the Club on 3 October 2021 and is attached as the **Appendix** to this report.
- 3.2 The letter confirms that an invitation to tender for the development works is being issued, with a target date of completion in time for the 2022 cricket season.
- 3.3 Further reports will be brought to the Trustee Board as updates are received from the Club.

#### **4.0 Financial Implications**

4.1 Following the approval of the additional grant of £13,134 at 2 October 2020 Committee it was also reported that the balance of the unallocated reserve was £25,819.65. The unallocated reserve balance has now increased to £26,612.29, due to in year investment interest income, as per the financial performance report for year ended 31 March 2021 which is elsewhere on this agenda.

#### **5.0 RECOMMENDATION**

**That the Trustee Board notes the report.**

#### Background Papers

None

For further information please contact Sue Bearman on 01636 655935 or [sue.bearman@newark-sherwooddc.gov.uk](mailto:sue.bearman@newark-sherwooddc.gov.uk).

Sue Bearman  
Assistant Director - Legal & Democratic Services



EST. 2010

3 October 2021  
by email

Dear Ms White (on behalf of the W.E. Knight Trust)

I am writing to thank you for your patience and further update you on the progress of Newark R&M Cricket Club's Ground Development Project, which the W.E. Knight Trust has kindly committed to support financially.

Since my last correspondence in July 2020, the Club has been working closely with construction professionals to complete the necessary preliminary works, including preparation of the technical designs and building specifications, in anticipation of tendering for completion of the building works.

This has been a complex exercise, given the geography of the land amongst other factors; and we have relied heavily upon volunteer support from qualified industry professionals in an effort to limit our costs. We have also experienced further delay due to the effects of COVID-19.

Nevertheless, I am delighted to share with you the news that we have now completed this and will be approaching a number of local businesses with a full and comprehensive invitation to tender, over the next week. This is the biggest milestone yet. While we will ultimately be in the hands of the market, we are working towards completion in time for the 2022 season.

As ever, thank you again for your continued support. Please do not hesitate to let me know if I can be of any further assistance or if you require further information. I hope in touch again soon to confirm our preferred tender and to discuss the process for release of the remaining funds.

Yours sincerely,  
Luc Chignell

—  
KELHAM ROAD,  
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