

## NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Cabinet** held in the Civic Suite, Castle House, Great North Road, Newark, NG24 1BY on Tuesday, 7 June 2022 at 6.00 pm.

PRESENT: Councillor D Lloyd (Chairman)

Councillor K Girling, Councillor Mrs R Holloway, Councillor R Jackson, Councillor P Peacock and Councillor T Wendels

ALSO IN ATTENDANCE: Councillor Mrs P Rainbow, Councillor Mrs S Michael and Councillor R White.

### 1 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

Councillor T Wendels, Sanjiv Kohli – Director- Resources and Deputy Chief Executive, and Deborah Johnson – Director – Customer Services & Organisational Development declared Other Registerable Interests in Agenda Item No. 5 – Disposal of Land at The Green, Rolleston to Arkwood Developments Limited, as Directors of Arkwood.

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

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

### 3 COMMUNITY PLAN PERFORMANCE FOR QUARTER 4 - 2021/22

The Transformation & Service Improvement Officer presented the Community Plan Performance report for quarter 4. The performance information was assessed against the Council's Community Plan objectives. The Portfolio Holders highlighted some key performance data relevant to their portfolios. The Cabinet also discussed further activities that the Council would undertake to meet the performance targets including methods to improve recycling, rates and energy efficiency. It was noted that future performance targets would be informed by the findings of the current residents survey.

AGREED (unanimously) that the Cabinet note the Quarter 4 Community Plan Performance Report.

### 4 DISPOSAL OF LAND AT THE GREEN, ROLLESTON TO ARKWOOD DEVELOPMENTS LTD. (KEY DECISION)

The Leader and Portfolio Holder for Strategy, Performance & Finance presented a report which sought disposal of land at The Green, Rolleston to Arkwood Developments Ltd. This would enable the delivery of 3 market sale residential units adjacent to a Housing Revenue Account (HRA) development of 5 affordable units.

A joint development of the site by the HRA and Arkwood was proposed to deliver market sale properties and HRA affordable rental properties which would subsidise the HRA development costs of the site against current average build costs. It was reported that the Local Ward Member supported the proposed development and no major objections had been raised by Rolleston Parish Council.

Details of a second offer from a private developer for the land were contained in the exempt appendix to the report. This offer did not present the opportunity for any additional cost savings.

AGREED (unanimously) that:

- (a) the disposal of the land at Rolleston to Arkwood Developments Ltd for the sum indicated in the exempt appendix be approved;
- (b) the site be developed jointly by the HRA and Arkwood appointing the same development contractor to ensure development cost savings;
- (c) approval be given to terminate the lease to the Parish Council for the land used as car parking; and
- (d) the demolition of the 2 existing bungalows to facilitate the development of 5 HRA dwellings and decanting the existing tenant be approved.

#### Reasons for Decision

Disposal of the land to Arkwood enables delivery of three market sales residential units adjacent to a HRA development of five affordable units.

Joint development of the site to deliver market sale properties and HRA affordable rental properties would subsidise the HRA development costs of the site against current average build costs.

#### Options Considered

A second offer had been received for the land from a private developer but it did not present the opportunity for any additional cost savings from a joint development and as such has not been accepted by the Council.

(Having declared interests, Councillor T Wendels, Deborah Johnson and Sanjiv Kohli withdrew from the meeting during its consideration).

## 5 LOCAL DEVELOPMENT FRAMEWORK UPDATE (KEY DECISION)

The Leader and Portfolio Holder for Strategy, Performance & Finance presented a report which provided an update on progress toward the publication of the Allocations & Development Management Policies Development Plan Document (DPD), including the Strategy for delivering Gypsy and Traveller sites. The Cabinet were circulated an additional exempt update in respect of pitch delivery.

The report set out the latest progress with the Plan Review and revised timetable. One of the main challenges of the Plan Review had been the ability to identify sufficient sites to meet the future identified needs of the Gypsy Roma Traveller communities. The report detailed the work undertaken in relation to pitch delivery and contributions from existing and new sites, set out deliverability issues and the competitive funding programme for which bid submissions were required by 13 June 2022.

AGREED (unanimously) that:

- (a) the proposed approach to the Allocations and Development Management Policies and meeting future Gypsy and Traveller need, subject to presentation of a Draft Allocations and Development Management Policies DPD to the July Cabinet in order to allow presentation to Full Council in July and public consultation throughout the summer be supported;
- (b) the funding submissions to Government which seeks to secure the costs of land purchase and any necessary works to physically implement a Gypsy & Traveller site or sites be endorsed, including noting the need for General Fund match contribution based on costs received to date detailed in the exempt update report, which shall comprise at least 10% match (£100,000) of any maximum grant award; and
- (c) the continued progress on possible land purchase and Gypsy & Traveller development proposals, as detailed in the exempt report, with a view to further updates presented to the July Cabinet alongside the Final Consultation Draft of the Allocations and Development Management DPD be noted and supported.

#### Reasons for Decision

To enable the District Council to prepare a sound DPD including the finalisation of an appropriate strategy for delivering additional Gypsy & Traveller sites by:

1. Allowing the Draft DPD to be finalised;
2. Seeking to secure external support by submitting a bid to secure government funding; and
3. To enable the Council to continue to negotiate with landowners on potential sites.

#### Options Considered

The Council is required to have an up to date Development Plan which meets the housing needs of the whole population. The proposed approach has been developed based on the adopted Planning Policy in the Amended Core Strategy and through public consultation. It is not considered that any other realistic options exist to the proposed approach set out in the report.

## 6 LEVELLING UP SUBMISSION AND UK SHARED PROSPERITY FUND (KEY DECISION)

The Portfolio Holder for Economic Development & Visitors presented a report which provided an update on and sought approval for the Council submitting bids for projects and programs as part of the Sherwood Parliamentary Constituency Levelling Up Fund (SLUF) and UK Shared Prosperity Fund (UKSPF) for spend in 2022/23, 2023/24 and 2024/25.

The Levelling Up Fund part of the report detailed a number of proposed projects including an Ollerton Hub and redevelopment of the Clipstone Holdings Site. Further information in relation to the Clipstone Holdings site proposal was contained in an exempt appendix. The Shared Prosperity Fund part of the report outlined the criteria for application for funding and the submission deadlines for application. It was noted that the District Council's total principle allocation across the three year program was £3,290,726 of which an additional £20,000 would be provided for capacity funding.

AGREED (unanimously) that:

- (a) the Director - Planning & Growth, in consultation with the Council's s151 Officer, the Sherwood Steering Board and Portfolio Holders for Strategy, Performance & Finance and Economic Development & Visitors, be authorised to submit to Government a Sherwood Constituency Levelling Up Fund Round 2 bid for up to 3 projects for a total grant of up to £20m;
- (b) the Director - Planning & Growth, in consultation with the Portfolio holders for Strategy, Performance & Finance and Economic Development & Visitors, be authorised to prepare and submit an Investment Plan to the UK Shared Prosperity Fund, including the development of a Newark & Sherwood Leaders Board through which the proposals will be presented for approval;
- (c) the Business Manager - Corporate Property be authorised to submit a Maximum Offer and terms as detailed in the exempt Appendix to the report, for the freehold purchase of the Clipstone Holdings site, and add the relevant budget into the Capital Programme funded by borrowing;
- (d) subject to a successful Levelling Up Fund round 2, to amend the Council's Capital Programme to include a capital development match contribution as detailed in the exempt Appendix;
- (e) the Business Manager - Corporate Property, in consultation with the Portfolio holders for Strategy, Performance & Finance and Economic Development & Visitors, be authorised to confirm acceptance to renting space in the proposed Ollerton Hub, subject to confirmation of a successful Levelling Up Fund Round 2 bid; and
- (f) £30,000 be released from the Change Management Reserve in order to fund the commission to create the Investment Plan for the Shared Prosperity Fund. Where the £20,000 capacity funding is then received, this to be replaced into the Change Management Reserve.

#### Reasons for Decision

To enable the District Council to continue to develop, deliver and accelerate its Community Plan and the Economic Growth Strategy (2021-2026) aspirations, including:

1. In the case of Levelling Up Fund Round 2 an opportunity for well-developed targeted interventions within the Sherwood area to address ongoing challenges of creating new employment opportunities, health inequality, lower pay and transport connectivity;
2. The development of a UKSPF Investment Plan to target provision to local communities for new employment, skills, business support and community development projects and programs;
3. To allow the Council to lead in re-developing the Clipstone Holding Site as an exemplar and needed development offering new and energy efficient commercial opportunities for local employers and residents.

### Options Considered

The Council could decide not to bid for the external funding however this has been discounted on the basis that a number of projects are of sufficient impact and maturity to warrant a submission to maximise the current opportunity. Other projects and programs will still be developed beyond the LUF 2 and UKSPF programs. The Council could also decide not to purchase the freehold of the existing Clipstone Holdings site, albeit as detailed separately in the Main Report and Exempt Appendix the purchase of the site is considered appropriate in terms of ongoing revenue commitments and to allow the redevelopment of the site for much needed commercial accommodation.

## 7 NEWARK TOWN FUND UPDATE AND LORRY PARK OPTIONS FOR RELOCATION (KEY DECISION)

The Portfolio Holder for Economic Development & Visitors presented a report which provided an update on the Newark Town Fund Programme including recommendations to continue to progress the relocation of Newark Lorry Park and the redevelopment of the Newark Gateway site.

The report detailed latest progress with all nine projects which were part of the Newark Town Fund. It was noted that the only outstanding Business Case was for the Smart Innovation, Supply Chain and Logistics (SiScLog) Enterprise Area, also known as Newark Gateway Phase II. Phase I was to provide the Air & Space Institute for which Heads of Terms had now been agreed with Lincoln College which were detailed in the exempt appendix to the report.

The report also set out the options in relation to the relocation of the Newark Lorry Park onto the Newark Showground site given the preferred route announcement for the A46 Northern Bypass.

AGREED (unanimously) that:

- (a) the progress on the Newark Town Fund Programme and associated projects being delivered be noted;
- (b) the Business Manager, Corporate Property, be authorised to enter into a lease with the Lincoln College Group for the Air & Space Institute; and

- (c) the Director - Planning & Growth and Business Manager - Corporate Property be authorised to continue to negotiate draft Heads of Terms with Newark Showground and the owners of Overfield Park with a view to presenting costed options for the relocation and redevelopment of Newark Lorry Park and the Newark Gateway site to a future Cabinet meeting.

#### Reasons for Decision

Securing the Heads of Terms with the Lincoln College Group for the Air & Space Institute will allow the implementation of Phase 1 of the Newark Gateway site.

The A46 Newark Northern Bypass will lead to a reduced Lorry Park offer for the town. It therefore remains a priority for relocation options to be concluded for presentation to the September Cabinet.

#### Options Considered

The Air & Space Institute, Lorry Park (existing and expanded as part of relocation), and SiSCLog are central to delivery of the Newark Town Investment Plan and raising aspiration and opportunity for young people, residents, and businesses within the Town. The projects, given their ambition and depth, accordingly contribute to all Community Plan objectives.

### 8 ADDITIONAL RESOURCES FOR HOUSING OPTIONS SERVICES

The Portfolio Holder for Homes & Health presented a report which sought additional staffing resources for the Housing Options Service given the current and continually challenging landscape.

The Council's statutory homelessness service provided advice and assistance to any person who considered themselves homeless or threatened with homelessness, with the aim of preventing homelessness wherever possible. Cases of homelessness were increasing and likely to increase further given the current squeeze on finances. It was noted that some officers within the service had been realigned to support the Homes for Ukraine Scheme and it was considered that in order to support the delivery of the Housing Options Service, additional staffing was required. Full details of the current pressures on the service and the resources required were set out in the report.

The Director, Housing, Health & Wellbeing confirmed that the Homelessness Prevention Grant was ring fenced for homelessness prevention activities and would be used to target issues such as rough sleepers.

AGREED (unanimously) that:

- (a) approval be given for the additional staffing resource of a permanent Housing Options Officer noting this will increase the establishment by 1 x Full Time Employee (FTE);
- (b) approval be given for the additional fixed term 12 month contract for the Housing Assistant role; and

- (c) approval be given to use the homeless prevention grant to allocate £64,921 to fund these roles.

#### Reasons for Decision

To introduce additional staffing resources into the Directorate to support the delivery of the housing options service within the current and continuing challenging landscape.

#### Options Considered

The alternative is to do nothing which could provide significant risk of the service being unable to respond to the level of cases presenting to the Council or a reduction in other services the Council provide.

#### 9 TO NOTE TWO URGENCY ITEMS TAKEN UNDER THE COUNCIL'S PREVIOUS GOVERNANCE ARRANGEMENTS:

The Cabinet noted two urgency item decisions, taken under the previous governance arrangements.

#### Arts Council - National Portfolio Organisation (NPO) Funding

To approve the submission of the NPO application for a total of £927,000 over a three year funding period starting in 2023/24.

#### Football Stadium Improvement at the YMCA Newark to enable Step 5 Football in Newark

1. That the Director – Planning & Growth be granted delegated approval to progress the proposal to contribute up to £45K towards the installation of spectator accommodation at the stadium pitch at the YMCA (minus any grant funding secured jointly by the District Council and the YMCA) to enable Newark United to play Step 5 football in Newark for the 2022-2023 season; and
2. That up to £45k be added to the capital programme 22/23 to be funded from Change Management reserve.

AGREED (unanimously) that the two urgency item decisions as detailed above, taken under the previous governance arrangements, be noted.

Meeting closed at 6.47 pm.

Chairman