

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, 17 March 2022 at 6.00 pm.

PRESENT: Councillor D Lloyd (Chairman)

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

APOLOGIES FOR ABSENCE: Councillor K Girling (Vice-Chairman) and Councillor R White (Committee Member)

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

Councillor R Jackson declared a non-registerable interest in Agenda Item No. 9 – Newark Gateway Update – as Chairman of the Newark Showground.

Councillor T Wendels declared a non-registerable interest in Agenda Item Numbers 10, 13 and 14 – Redevelopment of Stodman Street, Newark and Loan to Arkwood Developments Limited - as a Director of Arkwood Developments Limited.

321 DECLARATIONS OF INTENTION TO RECORD THE MEETING

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

322 MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2022

The minutes from the meeting held on 21 February 2022 were agreed as a correct record and signed by the Chairman.

323 NEWARK TOWNS FUND UPDATE

The Director – Planning & Growth, presented a report which provided an updated on the Newark Town Deal and identified Towns Fund Priority Projects. The report gave a summary of progress on the Construction College; 20 Minute Town and the Newark Southern Link Road (SLR).

In respect of the SLR, it was noted that the Council signed a Memorandum of Understanding with the government to access the Levelling Up Grant. This provided agreement with the Council to provide funds across the financial years to 2023/24 which aligned with the associated activity to implement the scheme. This funding was accompanied by a governance process to oversee spend, the details of which were set out in Appendix A to the report.

AGREED (unanimously) that:

(a) the update provided be noted; and

- (b) the proposed Governance arrangements for managing public grant received for the Newark Southern Link Road (SLR), as detailed at Appendix A to the report, be approved.

Reason for Decision

To continue the development of the Newark Towns Strategy and Investment Plan.

324 CASTLE GATEHOUSE PROJECT UPDATE

The Town Investment Project Manager presented a report which updated Members on the progress of the Castle Gatehouse project and which sought approval for the Outline Business Case to be progressed into a Summary Document and, subject to assurance, submitted to the Department of Levelling Up, Housing & Communities in order to draw down the funds.

The report set out the objectives for the redevelopment project and next steps with estimated costs, including the detail of if the bid to the National Heritage Lottery Fund were to be successful.

AGREED (unanimously) that:

- (a) the progress and next steps of the Castle Gatehouse project be noted;
- (b) the Committee approve, subject to assurance from the Council's Section 151 Officer (informed by Quod Consulting), that the Outline Business Case be progressed to a Summary Document for submission to DLUHC for the drawdown of funds; and
- (c) delegated authority be given to the Council's Section 151 Officer to assure any Full Business Case developed upon the receipt of a fully funded Castle Gatehouse scheme.

Reason for Decision

To allow the delivery of the Castle Gatehouse programme and associated benefits and outputs for the wider community.

325 THE CULTURAL HEART OF NEWARK PROJECT

The Director - Planning & Growth presented a report which updated Members on the progress of the Cultural Heart of Newark project within the Newark Towns Fund. The report sought approval for the Outline Business Case to be progressed into a Summary Document and subject to assurance, submitted to the Department of Levelling Up, Housing and Communities in order to draw down the funds and develop a Full Business Case (FBC) in 2022/2023. Through activity infrastructure and where possible public realm enhancement, the project intended to drive town centre regeneration through an enhanced and new events programme led by Newark Town Council.

Subject to approval, the project had been allocated a budget of £2.1m from the Newark Town Deal comprising £1.5m capital investment and £600k for revenue costs distributed over three financial years. The report outlined next steps in partnership with the Town Council to deliver the project.

AGREED (unanimously) that:

- (a) delegated authority be given to the Council's Section 151 Officer (informed by Quod Consulting) for approval of the Outline Business Case and progression of a Summary Document for submission to DLUHC for the drawdown of funds; and
- (b) delegated authority be given to the Council's Section 151 Officer to assure the Full Business Case when completed.

Reason for Decision

To progress the project towards Full Business Case in 2022/2023.

326 NEWARK GATEWAY UPDATE

The Director - Planning & Growth presented a report which provided an update on the Newark Gateway site, including the International Air & Space Training Institute (IASTI©) and SiScLog Towns Fund projects.

In respect of the IASTI©, it was reported that terms had now been agreed between the Council and Lincoln College Group for a long lease of part of the former livestock market. Details of the terms were detailed in the exempt appendix to the report. It was noted that the IASTI© could proceed subject to this land deal and development of the full business case, as it was not reliant on or materially affected by the A46 Newark Northern Bypass considerations.

The report also provided an update in respect of the A46 preferred route announcement and the impact on the current lorry park to the degree to which this could facilitate relocation. It was noted that the current preferred site remained the Newark Showground. The Committee also noted that the preferred route announcement had affected the timetable for the SScLog project. The revised timetable was detailed in the report. The report also advised that there remained a third party who were interested in re-establishing a livestock market in Newark but a deliverable site was still to be identified.

AGREED (unanimously) that:

- (a) the progress and next steps for the Newark Gateway be noted; and
- (b) the addition of £500,000 to the Capital Programme to release to the Lincoln College Group as seedcorn funding to progress the IASTI project through RIBA stages 3 and 4, to be funded from Towns Fund allocation, be approved on the signing of an appropriate grant funding agreement.

Reason for Decision

To continue the development the Newark Towns Strategy and Investment Plan.

327 REDEVELOPMENT OF 32 STODMAN STREET, NEWARK

The Business Manager – Economic Growth and Visitor Economy presented a report which updated Members on the progress of the 32 Stodman Street, Newark, redevelopment scheme, including the Green Book compliant Full Business Case. The report also sought approval for the appropriate disposal route and to progress the development to construction phase. Given the commercial sensitivities, the redacted figures and statements in the report were referenced in the exempt appendix.

The report set out the background information to the site and how the Council acquired ownership in since late March 2020 given the lack of commercial interest. In July 2020 the Newark Town Board proposed that the project to repurpose the building to provide commercial and retail units alongside new residential property, be put forward as one of ten priority projects as part of the Town Deal. Following the awarding of funding a full business case had now been completed and the key delivery and regeneration points were detailed in the report.

It was considered that the Council was now in sufficient receipt of information and regulatory approvals to be able to select its preferred disposal route and party, which was recommended to be a direct sale to Arkwood Developments on the basis of an Agreement to Lease prior to the commencement of development alongside a Lease which commits Arkwood to purchasing all of the residential units for an agreed purchase price upon practical completion.

AGREED (unanimously) that:

- (a) the exclusive disposal of 32 Stodman Street to Arkwood Developments Ltd. via an Agreement to Lease and Lease disposal route as detailed above, for the consideration of £[REDACTED], be approved subject to planning;
- (b) delegated authority be given to the Chief Executive to negotiate timings of receipts, and conclude other terms in consultation with the Monitoring Officer, Deputy Section 151 Officer and Business Manager for Corporate Services; and
- (c) subject to (a and b) above, the commencement of the commissioning process to appoint contractors to build out the redevelopment proposals within the capital funding envelope of £9.068m be approved

Reason for Decision

To allow the progression of the redevelopment of 32 Stodman Street, Newark.

(Having declared an interest, Councillor T Wendels left the meeting prior to the consideration of this item and for the remainder of the business at the meeting).

328 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 Part 1 of Schedule 12A of the Act.

329 NEWARK GATEWAY UPDATE - EXEMPT APPENDIX

The Committee considered the exempt appendix in relation to the Newark Gateway Update.

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

330 REDEVELOPMENT OF 32 STODMAN STREET, NEWARK

The Committee considered the exempt report in relation to the redevelopment of 32 Stodman Street, Newark.

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

331 LOAN TO ARKWOOD DEVELOPMENTS LIMITED

The Committee considered the exempt report in relation to the loan to Arkwood Developments Limited.

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

Meeting closed at 6.57 pm.

Chairman