

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, 26 March 2024 at 6.00 pm.

PRESENT: Councillor P Peacock (Chair)

Councillor R Cozens, Councillor S Crosby, Councillor K Melton,  
Councillor E Oldham, Councillor M Spoor, Councillor P Taylor and  
Councillor R Holloway

ALSO IN ATTENDANCE: Councillor I Brown and Councillor P Rainbow

APOLOGIES FOR ABSENCE: Councillor L Brazier

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

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

112 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

There were no declarations of interest.

113 MINUTES FROM THE PREVIOUS MEETING HELD ON 5 MARCH 2024

The minutes from the meeting held on 5 March 2024 were agreed as a correct record and signed by the Chair.

114 GROWTH INVESTMENT FUND

The Business Manager – Financial Services presented a report which updated the Cabinet on the Growth Investment Fund scheme and sought to agree its closure given it had not, in practice, been operational since 2019. The report detailed the loans given to businesses during the scheme and it was reported that of the initial outlay of £1,507,968 the Council have received repayments and income totalling £1,405,054, which was 93.2% of the initial outlay and hence a default rate of 6.8%. £246,013 had previously been written off in relation to loan balances on 3 different loans and 2 remaining companies had both been subject to insolvency action.

AGREED (unanimously) that Cabinet approve the formal closure of the scheme.

Reasons for Decision

To formally close the scheme which has not been operational in practice since 2019.

Options Considered

To review the scheme and consider a refresh/relaunch; this option has not been

explored in depth due to the period the scheme has been dormant.

115 UPDATE ON JUBILEE BRIDGE MAINTENANCE COSTS (KEY DECISION)

The Business Manager – Corporate Property presented a report which provided the Cabinet with an update on the current position regarding the proposed future maintenance requirements of the Jubilee Footbridge over the River Trent in Newark. The report set out options for repairing the bridge following the tender exercise undertaken in 2023. The tender returns were significantly beyond those forecast and had also led to officers recommending a different option which was to replace existing softwood deck boards with hardwood timber boards.

The Cabinet discussed the use of the bridge and its adoption by the County Council and whether this would extend to them being responsible for ongoing repairs.

AGREED (unanimously) that any decision on repairing the bridge be deferred to a future meeting of the Cabinet to enable officers to establish the responsibilities of the County Council in terms of adoption and maintenance.

116 14 MARKET PLACE, NEWARK - FEASIBILITY AND DELIVERY (KEY DECISION)

The Business Manager – Corporate Property presented a report which set out options and recommendations for the Council owned property, 14 Market Place, Newark. The property was in a prominent position in the town centre of Newark with a dual frontage onto the Market Place and Queens Head Court. It comprised a large basement, ground floor retail space and former residential space spread over the upper three floors. It was reported that the property had had minimal investment in previous years and did not meet current standards for it to be used as a viable commercial unit. In addition, the upper floors did not conform to a habitably or lettable standard.

AGREED (unanimously) that Cabinet:

a) approve the refurbishment of the entire property to a shell and core finish noting the estimated capital cost for full refurbishment in the exempt Appendix; and

b) a further report be brought to the Cabinet with options for future use, including an update on associated capital costs and financing.

Reasons for Decision

14 Market Place sits within a prominent position in Newark town centre and is in disrepair and unoccupied. This recommendation will enable the property to be brought back into use and will help deliver Community Plan objectives through sustainable economic growth in the town centre.

Options Considered

Sale of the asset in its current condition. Retention as a General Fund Commercial Asset and Transfer of Residential Unit to the Housing Revenue Account.

117 STATEMENT OF COMMUNITY INVOLVEMENT REVIEW (KEY DECISION)

The Business Manager – Planning Policy & Infrastructure presented a report concerning an update to the Statement of Community Involvement (SCI) in relation to the Planning Committee permitting public speaking. At their meeting held on 14 March 2024, the Planning Committee resolved to allow public speaking in accordance with the ‘Protocol for Dealing with Planning Matters’. The SCI provided the detail of engagement by the Council in relation to planning matters – both for plan preparation as well as for consideration of a planning application as well as pre-application advice. The SCI therefore required amending to address that public speaking had now been permitted.

The opportunity had also been taken to ensure that the SCI was up to date in relation to a number of other matters given the time elapsed since it was last updated. The amendments were identified in the appendix to the report.

AGREED (unanimously) that:

- a) the proposed amendments to the Statement of Community Involvement be approved:
- b) public consultation be undertaken for 6-weeks on the proposed amendments for referral back to Cabinet for adoption; and
- c) Cabinet’s feedback on the nature of applications referred to the Planning Committee be communicated to the Chair of the Planning Committee for consideration.

#### Reasons for Decision

To ensure the SCI aligns with the Council’s Constitution and ‘Protocol for Dealing with Planning Matters’. To allow consultation to be undertaken on the Draft SCI.

#### Options Considered

It was not considered appropriate to continue with an unamended SCI following the decision of Planning Committee to allow public speaking.

### 118 DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT AND PLANNING POLICY WORK PROGRAMME (KEY DECISION)

The Business Manager – Planning Policy & Infrastructure presented a report which set out a proposed Work Programme for 2024/2025. Two Supplementary Planning Documents (SPD), the Affordable Housing SPD and Developer Contributions & Planning Obligations SPD were scheduled for consultation in accordance with the proposed Work Programme at Appendix B to the report. The Planning Policy Board had also agreed that a Solar Energy SPD should be prepared.

AGREED (unanimously) that Cabinet agree the new work programme for Planning Policy set out in Section 2 and Appendix B to the report.

#### Reasons for Decision

To agree a Work Programme for Planning Policy for 2024/25.

Options Considered

Not applicable.

119 SHERWOOD LEVELLING UP 3 UPDATE - OLLERTON AND CLIPSTONE (KEY DECISION)

The Director – Planning & Growth presented a report which updated the Cabinet on the progress of the LUF 3 Programme, including funding and details of the two place projects at Ollerton Town Centre and Mansfield Road, Clipstone. The Sherwood LUF 3 funding of £19,995,358 was still to be received from the government but forward-funding necessary works were ongoing to ensure delivery remained on track. Details of the various schemes were set out in the report.

AGREED (unanimously) that Cabinet:

a) note and welcome the progress on the LUF 3 projects:

Ollerton

b) to add the requisite budget to the Council's Capital Programme as detailed in the exempt Appendix to cover the full costs of the acquisition and ongoing holding of the former Lloyds Bank Building until such time as the building is absorbed into the delivery of the Ollerton Town Centre LUF 3 scheme;

c) to require presentation to a future Cabinet of a final Business Case for the Ollerton Town Centre Regeneration, including updates on funding, risk, any Council commitments (capital and revenue), programme, delivery route (procurement) and a request to include the project within the Council's capital programme;

d) delegate to the Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth in consultation with the Director – Resources and Director - Planning & Growth, authority to negotiate and enter legal options to purchase in accordance with the requirements of the Council's Acquisitions and Disposals Policy the land holdings required for the Ollerton Town Centre scheme (from Ollerton & Boughton Town Council and Johal Ltd) for the Maximum Offers detailed at Exempt Appendix A, subject to planning permission and a decision from Cabinet to implement the scheme.

e) delegate to the Director - Resources, in consultation with the Director - Planning & Growth, Business Manager - Corporate Property and Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth, authorisation to negotiate and seek formal commitments from Nottinghamshire County Council to secure a financial commitment for the Minimum amount in Exempt Appendix A and Tesco to secure ongoing commitment to the Public Transport Hub and car parking provision for patrons of this development and the wider Town Centre.

Clipstone

f) to require presentation to a future Cabinet of a final Business Case for the Clipstone Mansfield Road Regeneration project (Phases 2 and 3), including updates on funding,

risk, any Council commitments (capital and revenue), programme, delivery route (procurement) and a request to include the project within the Council's capital programme;

g) delegate to the Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth in consultation with the Director – Resources and Director - Planning & Growth authorisation to negotiate and secure ongoing commitments from the Clipstone Miners Welfare Trust to ensure the District Council will have an ongoing role in the governance and management of any new Sports Facility associated with Phase 2 of the Mansfield Road Clipstone regeneration project;

h) delegate to the Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth in consultation with the Director – Resources and Director - Planning & Growth authorisation to negotiate and seek formal commitments from Welbeck Estates for any land purchase or land swap to facilitate Phase 3 of the Mansfield Road Clipstone regeneration project, in accordance with the details provided at Exempt Appendix A; and

i) to add to the Clipstone Road Mansfield budget an additional revenue of £250,000 to allow for further development of the Phase 2 and 3 projects through to RIBA Stage 3. The first £129,000 of this budget shall be funded by the Levelling Up Fund 3 Capacity Funded provided by Government with the residual drawdown (£121,000) being delegated to the Director of Resources & Deputy Chief Executive, in consultation with the Director for Planning & Growth upon receipt of LUF 3 funding from Government.

#### Reasons for Decision

To allow progression, at pace, the development of the LUF 3 Projects with Development Partners and (prospective) tenants, including all necessary land deals, such that the Council can provide appropriate updates and implementation timelines to Government in order to continue to access the LUF 3 funding.

#### Options Considered

It remains an option to pause, stop, or reduce the scale of ambition of the LUF3 projects in Clipstone and Ollerton. This continues to be discounted given the desperate need to invest in these communities. The Regeneration Partners, including the District Council, remain committed to delivery notwithstanding the challenge of meeting the grant funding spend deadline of 31 March 2026.

## 120 NEWARK LONG TERM TOWN FUND UPDATE AND ASSOCIATED FEASIBILITY WORK

The Director – Planning & Growth presented a report which updated the Cabinet on the progress of the Newark Long-Term Town Fund and sought approval of budget to progress feasibility work for the St Marks Project. To receive the investment a long-term plan for Newark and a Town Board was required to be established. The report gave a progress update and identified St Marks as a significant opportunity which could be developed subject to due diligence and detailed feasibility works. Details and costs of this feasibility work were set out in the report.

AGREED (unanimously) that Cabinet approve a revenue budget of up to £145,000 from the Change Management Reserve to progress to the next stage of feasibility

works for the St Marks Project.

#### Reasons for Decision

To allow the Council to commence detailed feasibility and due diligence on future options to repurpose St Marks for the benefit of the Town.

#### Options Considered

'Do nothing' approach - It remains open for this Council and the Towns Board to decline the £20m grant available via the LTPfT fund. That is discounted on the basis that this is an opportunity to building upon the Town Investment Plan (2020) and its 9 priority projects and Levelling Up Fund 1 (Newark Southern Link Road). St Marks has been identified as a site which could be repurposed for positive change in the TIP1, the emerging Newark Masterplan & Design Code, and discussions to date with the Newark Towns Board.

### 121 IN-HOUSE CCTV MONITORING BUSINESS CASE (KEY DECISION)

The Business Manager – Public Protection presented a report which set out the full business case of both revenue and capital requirements for the creation of an in-house CCTV control room to monitor all Newark & Sherwood District Council cameras. The full business case was included as an exempt appendix to the report.

The detailed report gave the background to the proposal covering issues such as the location of the CCTV mast and control room, staffing, data storage and server access and maintenance. Two options were given in the report, to withdraw from the existing partnership and create an in-house CCTV control room or to remain within the existing partnership. Under the first option an application would be made to the Long-Term Towns Fund for capital funding.

AGREED (unanimously) that Cabinet:

- a) approve the creation of a new CCTV Control Centre as set out in the exempt Appendix;
- b) formally give notice of termination to the CCTV Partnership; and
- c) allocate £30k from the Capital Feasibility Reserve in order for the full business case proposal to be developed in line with Towns Fund Requirements and report back to Cabinet on the outcome of such, with detailed financial implications of the Capital costs.

#### Reasons for Decision

It is recommended that Newark & Sherwood District Council formally give notice of termination to the CCTV Partnership agreement in order to develop an in-house CCTV control room service. The creation of this service will enable both proactive and reactive CCTV monitoring to take place, alongside great service provision for other related areas such as security controls and out of hours. This recommendation directly links to the Community Plan Objective of Reduce Crime and Anti-Social Behaviour.

#### Options Considered

Remain in the CCTV partnership for the remaining term of the agreement and future agreement extensions.

122 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 Paragraphs 3 and 5 of Part 1 of Schedule 12A of the Act.

123 GROWTH INVESTMENT FUND

The Cabinet considered the exempt report in relation to the Growth Investment Fund.

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

124 14 MARKET PLACE, NEWARK - FEASIBILITY AND DELIVERY (EXEMPT APPENDIX)

The Cabinet considered the exempt appendix to the report on 14, Market Place, Newark.

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

125 SHERWOOD LEVELLING UP FUND 3 UPDATE - OLLERTON AND CLIPSTONE (EXEMPT APPENDIX)

The Cabinet considered the exempt recommendations in respect of the Sherwood Levelling Up Fund 3 Update – Ollerton and Clipstone.

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

126 NEWARK LONG TERM TOWN FUND UPDATE (EXEMPT APPENDIX)

The Cabinet considered the exempt appendix to the report on Newark Long Term Town Fund Update.

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

127 IN-HOUSE CCTV MONITORING - EXEMPT BUSINESS CASE

The Cabinet considered the exempt business case for the In-house CCTV Monitoring Report.

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

1972).

Meeting closed at 7.42 pm.

Chair