



Report to: Cabinet Meeting: 4 June 2024

Portfolio Holder: Cllr. Paul Peacock - Strategy Performance & Finance  
Cllr. Matthew Spoons – Sustainable Economic Growth

Director Lead: Matt Lamb – Director - Planning & Growth  
Sanjiv Kohli – Deputy Chief Executive & Director - Resources

Lead Officer: Robert Ball – Major Capital Projects Delivery Manager (Corporate Property)  
Ellie Buchanan – Senior Regeneration Officer (Regeneration & Housing Strategy)  
Steven Adams – Senior Economic Regeneration Officer (Economic Growth & Visitor Economy)

Report Summary	
<b>Type of Report</b>	Open Report (with exempt appendix), key decision
<b>Report Title</b>	Sherwood Levelling Up 3 Update 2 – Ollerton & Clipstone
<b>Purpose of Report</b>	To update Cabinet on the progress of the LUF 3 programme for the two place projects at Ollerton Town Centre and Mansfield Road, Clipstone, including funding and Full Business Cases development and the critical path for planning application submissions.
<b>Recommendations</b>	<p>It is recommended that Cabinet approve the following recommendations:</p> <p><b>Ollerton</b></p> <p>a) to forward fund a £35,000 budget associated with the LUF 3 funding to enable ongoing timely delivery of programme work streams including legal costs. This budget can be financed by the Capital Feasibility Reserve in advance of the LUF3 MoU with government, at which time the costs can be moved to the approved Capital scheme and the reserve be replenished.</p> <p>b) to agree for £20,909,757 to be added to the capital programme alongside the existing Exempt Approved Budget previously agreed to acquire the bank (26.03.24), financed in accordance with proposed sources of funding in accordance with the financial implications below.</p> <p>c) Note the financial gap of £832,758 that is included within the £20,909,757 above, and that this be financed by borrowing as detailed in the financial implications below.</p>

- d) to provide delegated authority to the Portfolio Holders for Strategy, Performance & Finance in consultation with the Director - Resources, Director - Planning & Growth, Business Manager - Corporate Property and Portfolio Holder Sustainable Economic Growth, to approve the Green Book Final Business Case (FBC), subject to:
- the project being within the approved Capital Program budget of £20,909,757, (alongside the existing previous Exempt budget to acquire the bank); and
  - receipt of £14,995,999 of LUF3 Grant; and
  - the value of the required land transfers (paragraph 3.6 below);
  - a £3m contribution from NCC; and
  - a £1.106m grant from the Brownfield Land Release Fund (BLRF)
- e) to authorise the Director – Resources to secure all tenants for the development, subject to commercial terms and any appropriate tenant incentivisation’s, subject to meeting budget detailed at b) and d) above.
- f) to 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 submit a planning application, subject to meeting budget detailed at b) and d) above.
- g) To delegate to the Director – Resources and S151 Officer, in consultation with the Director - Planning & Growth, authorisation, subject to securing planning permission, to enter into any S106 agreement with NCC (who will be the enforcing body), along with any other necessary legal requirements as part of the planning process, subject to meeting budget at b) and d) above.
- h) delegate to the Portfolio Holder for Strategy, Performance & Finance in consultation with the Portfolio Holder Sustainable Economic Growth, the Director – Resources and Director - Planning & Growth, authority to purchase in accordance with the requirements of the Council’s Acquisitions and Disposals Policy the required land holdings from Ollerton & Boughton Town Centre and Johal Ltd), subject to budget at b) and d) above.
- i) To delegate to the Portfolio Holder for Strategy, Performance & Finance in consultation with the Portfolio Holder for Sustainable Economic Growth, the Director – Resources and Director - Planning & Growth, authority to dispose of any commercial units to Johal Ltd upon landlord fit out in accordance with a jointly commissioned

independent red book valuation, such a disposal to be legally agreed prior to appointment of a build contractor.

- j) to delegate to 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 continue to secure, subject to contract and meeting the approved budget detailed at recommendations b) and d) above, the main contractor through a public procurement framework.
- k) to delegate to the Director - Resources, in consultation with the Assistant Director – Legal & Democratic Services, Director - Planning & Growth, Business Manager - Corporate Property and Portfolio Holders for Strategy, Performance & Finance and Sustainable Economic Growth, authorisation to enter into any legal agreements required to secure and allow ongoing access for Heron Food.

**Clipstone**

- l) to request a budget of £5,784,424 to be added to the Council's Capital Programme, financed by:
- £417,212 S106 funding from Clipstone S106 (Open Space) contributions and £400,000 from the Councils committed 3G pitch provision within the Council's already approved Capital Program towards Clipstone Phase 2;
  - LUF3 grant of £4,967,212 toward Clipstone Phases 2 and 3; and
  - LUF grant of £32,788 be allocated towards the separate scheme, Clipstone Holdings scheme (Phase 1).
- m) To 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 submit a planning application, subject to l) above.
- n) To delegate to the Portfolio Holders for Strategy, Performance & Finance in consultation with the Portfolio Holder for Sustainable Economic Growth, the Director - Resources, the Director - Planning & Growth, and Business Manager - Corporate Property authorisation to conclude any land purchase required to complete the development (including land at Vicar Water Country Park and the former Clipstone Colliery Land) subject to red book valuation reports and the scheme remaining within the recommended budget at l) above.
- o) to increase the revenue budget by £121,000 in advance of the LUF3 MOU with Government to continue development

	<p>of the scheme through forward funding from the Change Management Reserve. Upon receipt of the LUF3 MOU and receipt of grant, the costs can be moved to the approved Capital budget and the reserve replenished.</p> <p>p) to delegate to the Director - Resources, in consultation with the Director - Planning &amp; Growth, Business Manager - Corporate Property and Portfolio Holders for Strategy, Performance &amp; Finance and Sustainable Economic Growth, authorisation to acquire the existing Vicar Water Country Park freehold, as detailed at <b>Appendix B</b></p> <p>q) Members to note the previous March 2024 Cabinet 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 Clipstone regeneration project;</p> <p>r) To delegate to the Director - Resources, in consultation with the Director - Planning &amp; Growth, Business Manager - Corporate Property and Portfolio Holders for Strategy, Performance &amp; Finance and Sustainable Economic Growth, authorisation to enter into a procurement exercise via an appropriate public procurement framework for the appointment of a main contractor, subject to the approved budget at recommendation l) above.</p> <p>s) to authorise the Director – Resources to secure all tenants for the development, subject to commercial terms and any appropriate tenant incentivisation’s, subject to meeting the overall capital program budget at l) above.</p> <p>t) to provide delegated authority to the Portfolio Holders for Strategy, Performance &amp; Finance in consultation with the Director - Resources, Director - Planning &amp; Growth, Business Manager - Corporate Property and Portfolio Holder Sustainable Economic Growth, to approve the Green Book Final Business Case (FBC), subject to budget detailed above at l).</p>
<p><b>Alternative Options Considered</b></p>	<p>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 at the current time 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 31st March 2026.</p>
<p><b>Reason for Recommendations</b></p>	<p>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</p>

	provide appropriate updates and implementation timelines to Government in order to continue to access the LUF 3 funding.
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## **1.0 Background**

### Previous Funding

- 1.1 Members will be aware of the various grant opportunities the Council has successfully secured in recent years, including the Newark Towns Funds 1 (NTF1), Brownfield Land Release Fund (BLRF), NSDC Community Renewal Fund (CRF), Heritage Action Zone (HAZ), the UK Shared & Rural Prosperity Funds (SPF & RPF), and Levelling Up Fund Round 1 (LUF1) for the Newark Constituency area, collectively securing over £72m of additional grant investment. Further funding opportunities have arisen with £20m grant as part of the Newark Long Term Plan for Towns Fund (LTPfT) and £20m grant for Sherwood Levelling Up 3 Funds.

### Sherwood Levelling Up Fund

- 1.2 The Sherwood Levelling Up Prospectus was submitted to Government on 25 July 2022 as part of the Levelling Up Round 2 proposals (our Round 1 bid was the successful submission for the Newark Southern Link Road). The Council's LUF2 bid had a focus on Ollerton (Town Centre) and Clipstone (Mansfield Road) supported by a range of delivery partners, which was sadly unsuccessful, however, as per our last update at Cabinet on 26/03/2024, work continued in the hope and expectation future funding would be available.
- 1.3 The outcome of LUF3 funding was announced on 20 November 2023 with Newark & Sherwood confirmed as successful in principle in securing its full ask of £19,995,358 which is being split 75/25% in favour of the Ollerton project. Confirmation of funding is subject to programme validation, based on changes since the original bid in July 2022, and the Council is currently liaising with Central Government to provide the necessary information to complete this process. At the current time there still remains uncertainty as to when funding will be provided from Government and the Council has continued to forward-fund necessary works to ensure delivery remains on track. Current plans to date are based on confirmation of LUF by June 2024 to ensure projects can progress as necessary within the LUF period ending March 2026.
- 1.4 As referenced in the March Cabinet update, work has continued at pace on both the Ollerton and Clipstone proposals. Updates are provided below on each. Liaison has also continued with government from a governance and funding perspective. Regular high-level updates on progress are provided in order to assure government that the projects can continue to meet their spend targets. Such targets remain ambitions and challenging but are deliverable.
- 1.5 The LUF projects are managed by Project Managers (Regeneration & Housing Strategy, Economic Growth) and a Build Manager (Corporate Property), as well as monitored at programme level by a Programme Manager. As with all projects of this scope and scale liaison with colleagues from Procurement, Finance, Legal, Communications, and Planning continues.

**2.0 Update and Recommendations**

Ollerton Town Centre Regeneration

- 2.1 Members are aware of the evolution of this project from the March Cabinet update, with uses continuing to include a library (NCC and Inspire), public sector hub (NSDC, OBTC, and potentially Citizens Advice, and healthcare (dentist and/or opticians)), community cinema (3 screen), 10 x houses (HRA), business and commercial space, and public realm and way-finding improvements. The new architects (appointed in January) continue to work towards a planning application submission in late summer 2024. Please see updated layout included in **Appendix D** and the updated evolving concept designs in **Appendix E**.
- 2.2 5 no. landholdings are utilised for the revised scheme design, with each being detailed below. NCC are also included not as a landowner but as principal future tenant:

<b>Partner/Landowner</b>	<b>Role</b>
Ollerton & Boughton Town Council	Regeneration Partner. 2 land parcels (Courtholds site and OBTC Offices). Land ownership commitment in principle. Any land options agreed will be subject to NSDC committing to let a contract to construct the scheme and planning permission.
Johal Ltd	Regeneration Partner. Owners of Forest Centre. Land ownership commitment confirmed in principle. The proposed methodology is that the purchase, in accordance with a red book valuation, is committed between the parties upon contractors starting on-site, with payment (minus any deposit) and ownership being executed upon landlord fit out of this element of the scheme.
NSDC (General Fund)	Regeneration Partner and landowner at the point of completion of the purchase of the former Lloyds Bank. NSDC will deliver and retain the Public Service Hub element of the scheme.
NSDC (HRA)	Residential elements of the scheme are being designed alongside housing colleagues with a view that the land is appropriated to the HRA and retains the final units. It is advised that the units will be provided as part of the HRA Phase 6 programme, which has an approved budget from Cabinet for delivery.
Tesco	Important for ongoing town centre parking in accordance with the original S106 Commitment when the store was granted planning permission. Tesco are also key in providing the land earmarked for the transport hub, being provided by NCC.
Nottinghamshire County Council/Inspire Learning	A proposed tenant of the library on a long-term lease. Negotiations with NCC are ongoing in this regard. The scheme is currently structured in order to allow a discounted long-lease in return for a capital contribution to the scheme. NCC are also leading the transport and mobility hub with an aim to fund this via external funding.

- 2.3 The team have continued to engage healthcare colleagues (NHS); however, they have now confirmed their position is not to relocate into the scheme. The current GP practice is privately owned and do not wish to move, instead they intend on extending the current building using allocated S106 funds. Negotiations continue with an optician and dental practice with the potential to position them in the new retail unit fronting Forest Road. Securing their interest has a low impact on the overall delivery of the project, however, would have a high impact in supporting the needs of the community.
- 2.4 The public sector hub had ambitions of a blended space including Ollerton & Boughton Town Council and NSDC, sitting alongside multiple supporting agencies such as Citizens Advice and DWP. Despite engagement with DWP, they have now confirmed their position is not to be involved with the scheme nor return to Ollerton with a similar support service as previously established. Their previous Job Club support had developed over the years beyond their original remit and following a health and safety incident in late 2023, the decision was made to redraw DWP services from Ollerton. Whilst they are supportive of the scheme and excited to see the transformational impact it will have upon the town, any future DWP services provided in Ollerton will be ad hoc and more focused towards a specific training programme. Should this be the case, the scheme will have several meetings spaces within the hub which should easily accommodate their needs.

#### Cinema Procurement

- 2.5 A competitive tender exercise was run during April and May conducted by Welland Procurement. The advert for the tender was placed on Proactis and was open to all interested operators to consider and tender for. Accompanying the tender was a range of documents, including a Draft Agreement for Lease, Draft Lease, and Memorandum of Understanding; which were created following independent legal advice and, a specification; informed following dialogue with an independent cinema specialist.
- 2.6 The benefit of securing the operator early in the process is to ensure the designs are specifically tailored to suit their exact needs, such as screen size; chair choice; acoustic preferences; and the location/management of the kitchen facilities, used to also support the accompanying café space.

#### Structure of Delivery and Management.

- 2.7 The Council has commissioned via a Framework, a design and build contractor for the scheme and it is currently envisaged that this route will continue to delivery. The Council will act as the developer, constructing all elements of the scheme. The Council will retain the public services hub (including the cinema) and the public realm, including the new access road through the site (with maintenance costs secured through service charges levied to each tenant). A number of commercial elements will be available to Johal Ltd to acquire on a red book valuation basis. The HRA will deliver the housing elements. NCC will, subject to agreement, take a long lease on the library alongside a capital financial contribution. All tenants on the site will be subject to service charges. The Council will retain the freehold of the entire site, with any tenants taking leases of various lengths. Further updates will be provided on all elements to a future Cabinet.

### Managing Risks

- 2.8 As with any project of this scale there are multiple risks to manage on an ongoing basis. Key risks are captured and mitigated via a risk register for the project, as is standard for the Council on all major Capital schemes.

### Programme

- 2.9 The project as a whole is ambitious; aiming to be in a position to submit a planning application in the summer of 2024, with planning consent expected by the end of 2024. A start in 2025 will allow the spend of LUF 3 funds by March 2026, the deadline currently set by the government. It is anticipated that final fitouts will take place over the summer of 2026.

### Planning

- 2.10 It remains an ambition to deliver a quality planning application and as such the submission will be delivered upon satisfaction of all elements having been completed to a satisfactory standard, the scheme will make best use of the pre application process accordingly. The scheme will be delivering 10 affordable homes provided for the HRA, there may be additional s.106 elements yet to be established which the scheme will need to deliver upon and/or pay for. These will be established and reported on as soon as we are made aware of them. It will need to be established the appropriate legal structure for completing the planning application.

### Additional Funding

- 2.11 Given the ongoing challenges in project delivery, Officers continue to explore match funding opportunities. This has included:
- National Lottery Heritage Fund – An Expression of Interest submission was made in February for £2,335,000 to help support and enhance the heritage of Ollerton within the built form. The submission was well received; however, we were unsuccessful in our bid.
  - Arts Council Cultural Development Fund – An Expression of Interest submission was made in early March for £3,300,000 to help deliver the cultural elements of the project, such as the library, gallery, cinema and creative workspaces. The submission was well received; however, we were unsuccessful in our bid.
  - East Midlands Combined Authority (EMCCA) and Homes England Brownfield Housing Fund – An Expression of Interest submission was made on 09/05/2024 for £1,106,000 to cover the costs of demolishing three units (the former Lloyds Bank, The Forest Centre, and Ollerton & Boughton Town Hall); relocation of the existing sub-station; s.278 infrastructure works; and site remediation and contamination costs. This fund was available to projects where residential development could be unlocked for a minimum of five dwellings, on brownfield land, and where activity could be completed by March 2026.

### Mansfield Road, Clipstone

- 2.12 The LUF 3 funds will support the capital delivery of 3 phases with which the District Council is involved: **Appendix C** shows a plan of phases across the scheme.



- Phase 1 – Clipstone Holdings. A new, energy efficient and sustainable industrial estate. The scheme will be developed not only to achieve sustainability standards and Biodiversity Net Gain but has at the heart of its development a wish to create units which will have lower running costs than the wider market, ensuring tenants and businesses are as sustainable and resilient as possible. The scheme is already approved within the Capital Program.
- Phase 2 – A relocated and enhanced Sports Hub delivered by the Clipstone Miners Welfare Trust and other partners following a ‘land swap’ with Welbeck Estates. Improving facilities in both quality and quantity will see a new pavilion and multiple additional sports provision will be provided including 3G pitches (linking to the District Council’s recently adopted Playing Pitch Strategy receiving funds from this scheme to support delivery), cricket, and an ability to grow and welcome more teams including male, female, youth and disabled.
- Phase 3 – Vicar Water Country Park. A re-imagined entrance and welcome building providing for modern education facilities from which to deliver land management skills and experiences and a new home for the District Council’s ranger service. The building will be a visual welcome and landing point. Connectivity to and enhancement of active travel routes is also identified.

#### Landownership

- 2.13 Phase 2 land is currently within the ownership of Welbeck Estates (Welbeck). There is a deal in principle between Welbeck and the Clipstone Miners Welfare Trust (CMWT) to ‘swap’ land with Welbeck taking ownership for the residential redevelopment of the existing Lido site. A planning application is pending determination (expected in July) by the CMWT for the Sports Hub with this Council as the Local Planning Authority. A planning application has been submitted by Welbeck for the residential redevelopment of the Lido site to Mansfield District Council.
- 2.14 Phase 3 land is mostly currently within the ownership of Welbeck, albeit the District Council long-lease from them the existing Vicar Water Country Park (save for the extent of Vicar Water in Mansfield which the District Council already owns).
- 2.15 Whilst Phases 1 and 2 of development can substantively deliver without LUF 3 funding, Phase 3 is dependent upon it for delivery. Phase 3 is also dependent upon all infrastructure (road, utilities, drainage, etc) being appropriate to take ALL future intended developments across Phases 2-4 (Proposals also include feasibility works to develop plans for the Clipstone Headstocks (a future Phase 4) in partnership with the third-party landowner. Historic England are also engaged.)

#### Structure of Delivery

- 2.16 The LUF 3 funding will provide for significant enhancements and a step-change in ambitions, including any necessary infrastructure capacity to future proof all of the land for phase 2-4.
- 2.17 Discussions with other Sports Funders are also continuing. As detailed in the recommendations above their is requested that £417,212 of s.106 funds be made available for the sports facility (phase 2)

- 2.18 The CMWT would own the Phase 2 land. Given any grant is likely exceed seven figures it is recommended that the District Council would want to secure the longevity of any facilities, both in terms of the ability to claw-back grant in agreed circumstances and in the ongoing management and running of the facilities. The CMWT are aware of this and are open to exploring Council representation on the Trust.
- 2.19 NSDC is leading on Phase 3 delivery. The Council has recently engaged architects to design and secure planning permission, designs are at a sufficient level of maturity to apply for planning permission in the summer 2024. Subject to planning and meeting approved budget, contractors will then be appointed. At the current time, no LUF 3 funding has been released. It has therefore been necessary to forward-fund budget until this is received as detailed in the recommendations above to ensure the project continues to progress as required within funding timescales.

#### Managing Risks

- 2.20 This project is not only of scale but has many moving parts, some of which are not being delivered by the District Council. Project Management and coordination across the schemes is in place, as are global and individual risk registers. As all elements of the projects mature risk is managed, mitigated, and reduced risk. A requirement is needed to increase the revenue budget by £121,000 in advance of receiving the LUF3 MOU with government to allow the development to continue on programme this effectively will forward fund the scheme. Upon receipt of the MOU, the costs can be moved to the approve Capital budget and the reserve replenished.

#### Programme

- 2.21 Delivery in accordance with spend timetables remains ambitious. However, Phase 2 is in for planning, with Phase 1 expected later this year. Phase 3 proposals can be developed at pace, subject to the release of additional budget sought and approval for a planning submission this summer, further updates to Cabinet can be provided as required.

#### Alternative Funding

- 2.22 As with Ollerton additional funding opportunities continue to be explored. This has included a National Lottery Heritage Fund Expression of Interest for £1.5 Million to fund heritage aspects of the project including an exhibition as part of the new facility and enhancing aspects of the country park to celebrate the heritage of the area and park itself. This was unsuccessful.

### **3.0 Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

#### Legal Implications

- 3.1 As part of the feasibility work consideration should be given to the legal position in respect of any matters to be resolved regarding land ownership, assembly and use of land, that may be required. Legal support has been put in place to ensure all elements

of due diligence are being undertaken. Any terms agreed for land transfer should be subject to grant of planning permission and any other relevant pre-conditions for development. This includes advice on subsidy control which currently makes clear that there are no issues of concern.

### **Financial Implications (FIN24-25/1831)**

3.2 The table below shows the feasibility costs for each scheme.

<b>Approval/Source</b>	<b>Ollerton</b>	<b>Clipstone</b>
<b>Actual spend to date</b>		
Up to 31 March 2024	109,559	53,511
<b>Budgets available</b>		
Cabinet December 2023	150,000	
Pre-23-24 Capacity Funding		145,000
23-24 Capacity Funding		47,866
SPF for 2024/25	100,000	
Additional Revenue budget required	35,000	121,000
<b>Total</b>	<b>394,559</b>	<b>367,377</b>

3.3 The additional budget requirements are in advance of the LUF Grant and the costs are included below within the Capital budget requirement and therefore should the schemes be approved, the funds can be transferred back to the relevant reserve. The £35,000 for Ollerton can be committed to the Capital Feasibility Reserve following SLT approval, and the £121,000 can be committed to the Change Management Reserve, following Cabinet approval.

3.4 Whilst we are currently in the final stages of the validation process, there is a continued risk that any forward funding will not be replaced via grant.

### **Ollerton**

3.5 The Capital Programme currently has a budget as detailed in the previously exempt Cabinet report for Ollerton bank purchase. This is to be funded from the £14,995,999 LUF grant funding.

3.6 The additional Capital Budget required to deliver the scheme is £20,909,757 made up as follows:

	<b>£</b>
<b>Acquisitions:</b>	
Forest Centre (inc SDLT) land transfer of [REDACTED] needs an appropriate budget to correctly account for the donated asset	[REDACTED]
Town Council Land (inc SDLT) land transfer of [REDACTED] needs an appropriate budget to correctly account for the donated asset	[REDACTED]
Coulthold Site (inc SDLT) land transfer of [REDACTED] needs an appropriate budget to correctly account for the donated asset	[REDACTED]
Bank (SDLT not applicable) already budgeted for	[REDACTED]

<b>Major Works:</b>	
Construction (including fees and contingency)	
<b>Total Expenditure</b>	
<i>Total Expenditure less the bank (already in the budget)</i>	
<b>Financed By:</b>	
LUF Grant	14,995,999
Retail Sales	
Town Council Land Transfer	
Town Council Coulthold Site	
NCC Contribution – <b>not confirmed</b>	3,000,000
Brownfield Land Release Fund (BLRF) – <b>not confirmed</b>	1,106,000
<b>Total Funding</b>	
<b>Funding Gap</b>	<b>832,758</b>

- 3.7 The costs above exclude the [REDACTED] which relate to the Housing development. This is going to be funded from the existing HRA Phase 6 development programme. This would take the total cost of the scheme up to [REDACTED]
- 3.8 The cost of borrowing the £832,758 funding gap would be £16,655 in MRP and £41,638 in interest, based on an interest rate of 5%. A total of £58,293.
- 3.9 The revenue income expected in year 3 (the first full year of operation, following rent free periods etc) is currently expected to be [REDACTED]. A notional [REDACTED] per year for running costs that cannot be recovered through service charges has also been included.
- 3.10 The net cashflow at that point is [REDACTED] income, therefore paying back the [REDACTED] within 10 years. Without the unconfirmed funding shown above, the scheme does not generate more income than expenditure at any point during the 50-year period.

### Clipstone

- 3.11 The additional Capital Budget required to deliver the scheme is £5,784,424 and £[REDACTED] made up as follows:

	<b>£</b>
<b>Major Works:</b>	
Construction (inc fees and contingency)	
Purchase of Vicar Water park	
<b>Financed By:</b>	
LUF Grant (Phases 2 & 3)	4,967,212
S106 to be passed to CMWT	417,212
Existing capital budget for 3G pitches (phase 2)	400,000

<b>Funding Gap</b>	

- 3.12 £32,788 of the LUF grant is to be made available to phase 1 of the project which is currently in the Capital Programme for Clipstone Holdings, this will reduce the borrowing required on this scheme by c£2,300.
- 3.13 The funding gap of [REDACTED] would need to be financed by borrowing and would cost [REDACTED] in MRP and [REDACTED] in interest based on 5% for 50 years. Currently, the Council pay a rent to Welbeck estates budgeted in 2024/25 for [REDACTED], which would no longer be required, therefore the purchase would cost a total of [REDACTED] per annum. The current costs for running Vicar Water and income from Rumbles Café are already included in the budget and currently it is assumed this would remain unchanged.
- 3.14 The Capital Programme currently includes a £2m budget for the Council’s contribution to 3G pitch provision across the District. The £400,000 contribution to the Clipstone Miners Welfare Trust would be taken from this budget which is financed by combination of borrowing and Capital Receipts. The revenue implications of which are already budgeted for.
- 3.15 The S106 contributions that are being committed have varying deadlines, from 20/01/2025 to 29/11/2031 and if the scheme does not go ahead, other plans will need to be put in place to ensure the funding is spent by the deadlines.
- 3.16 All costs included above, provided by Wilmott Dixon are all subject to a tender process, therefore are all currently estimates.
- 3.17 Full details of the financial elements redacted in this report are available to Members in exempt **Appendix A**.

### **Background Papers and Published Documents**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Levelling Up White Paper, 2022

Levelling Up Fund Prospectus and Guidance, 2022

UK Shared Prosperity Fund Prospectus, 2022

Sherwood Levelling Up Bid, July 2022

Cabinet Report, Levelling Up Submission and UK Shared Prosperity Fund, June 2022

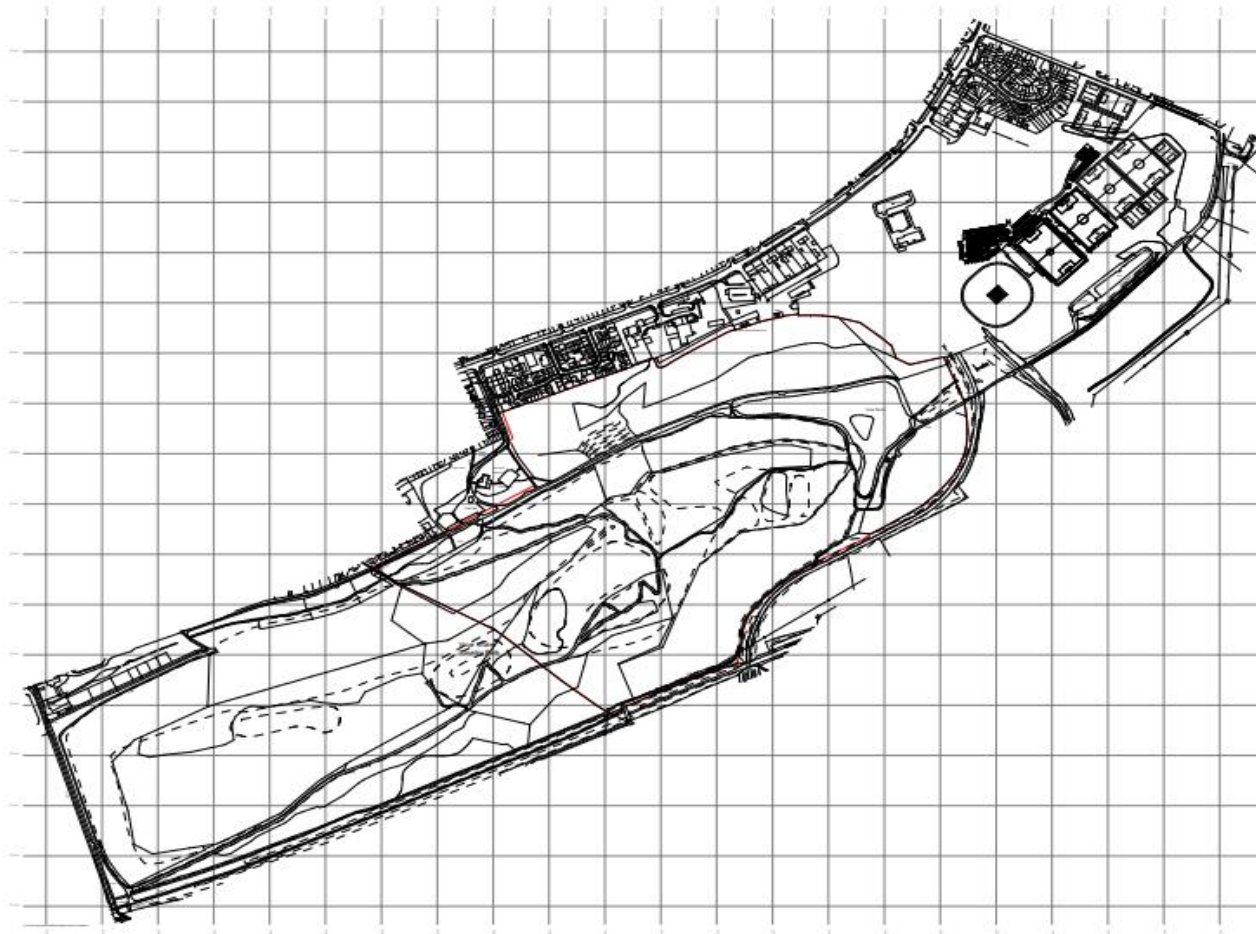
Cabinet Report, Sherwood Levelling Up Fund Update, November 2022

Cabinet Report, Ollerton Hall, July 2023

Cabinet Report, Ollerton Town Centre Regeneration and Bank purchase, December 2023

Cabinet Report, Sherwood Levelling Up 3 Update – Ollerton & Clipstone, March 2024

**Appendix B – Red Line Boundary Vicar Water Country Park**



Appendix C – Plan showing phases of Clipstone development site



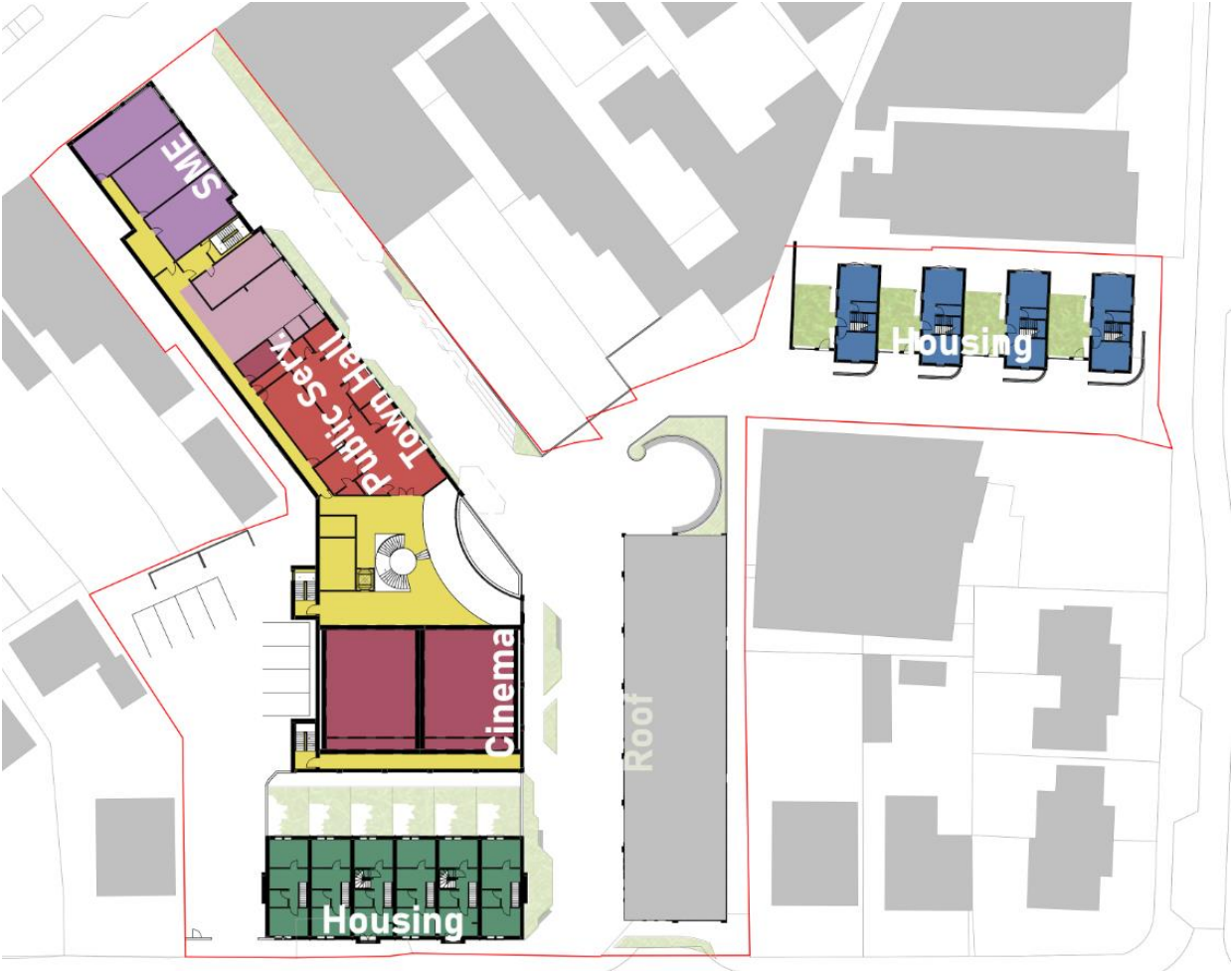
**Appendix D – Indicative Layout of Ollereton Town Centre Regeneration**

Likely floor plans and uses:  
Ground Floor Plan





First Floor Plan



# Appendix E – Indicative Clipstone Mansfield Road site showing Phases 2 & 3 (Proposal)

