

Report to: Policy & Performance Improvement Committee – 2 June 2025

Director Lead: Suzanne Shead, Housing, Health & Wellbeing

Lead Officer: Cara Clarkson, Business Manager - Regeneration & Housing Strategy

Report Summary	
Report Title	Yorke Drive Regeneration Scheme - Update
Purpose of Report	To provide a cover report for the Committee on progress within the Yorke Drive Regeneration Scheme, with a presentation to be delivered on the night.
Recommendations	That progress within the Yorke Drive Regeneration Scheme is noted.

1.0 Background

- 1.1 The Yorke Drive Regeneration Scheme achieved reserved matters planning approval in January 2025. The scheme is now entering a mobilisation phase to deliver a start on site later this year.

2.0 Key Updates to be covered in presentation

- 2.1 Please see a presentation attached to this report which will be delivered on the night.
- 2.2 In addition, presentation boards will be available for viewing and discussion with Officers, in the Civic Suite in advance of the meeting, from 5pm.

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.

3.1 Financial Implications (FIN25-26/3598)

There are no financial implications arising as a result of this update report. The budget for the Yorke Drive Regeneration Project was approved by Cabinet on 10 December 2024.

3.2 Legal Implications

There are no additional legal implications arising as a result of this update report.

3.3 Human Resources Implications

There are no additional Human Resource implications arising as a result of this update report.

3.4 Equality Implications

There are no additional Equality implications arising as a result of this update report. An Equality Impact Assessment was undertaken at the outset of the project to ensure that no one group of people would be unduly negatively impacted by the project.

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.

2024

[Cabinet meeting 4 November 2024 \(PDF File, 669kb\)](#)

2022

[Homes and Communities Committee 14 March 2022 \(PDF File, 967kb\)](#)

2021

[Homes and Communities Committee 18 January 2021 \(PDF File, 847kb\)](#)

[Policy and Finance Committee 22 February 2021 \(PDF File, 975kb\)](#)

[Policy and Finance Committee 25 November 2021 \(PDF File, 755kb\)](#)

2019

[Policy and Finance Committee 28 November 2019 \(PDF File, 909kb\)](#)

[Policy and Finance Committee 28 November 2019 Appendix A \(PDF File, 1,006kb\)](#)


Appendix 1 – Presentation

Yorke Drive Regeneration

Presentation to Policy and Performance Improvement Committee


2nd June 2025

Cara Clarkson, Business Manager, Regeneration and Housing Strategy



1

What we will cover




- The journey so far...
- Design and Planning
- Resident Engagement and Offer
- Estate Management
- Funding
- Legal
- Risk
- Programme and next steps

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2


The journey so far



- Yorke Drive Neighbourhood Study
- Accelerated construction funding 2017
- Outline Planning Approval 2019
- Developer Procurement
- Reserved Matters – challenges and outcomes
- RM Approval January 2025

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Design and Planning



- Outline – 320 Homes/ 100 Affordable
- RM – 207 Homes/ 74 Affordable
- New access road onto Lincoln Road
- Pavilion – sports hall, kitchen, 4x changing rooms, official changing and storage
- 3 x Full Size, 2x Junior football pitches
- Play Area (Loca Equipped Area of Play x 1, Local Area Play x 3)
- Trim Trail

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Resident engagement and offer




- All residents who wish to stay on Yorke Drive have been offered a new home
- Residents to only move once (as far as practically possible)
- Those wishing to move off the drive will be supported with priority to move
- Compensation is payable for home loss and disturbance payments to cover costs associated with move
- Involvement through design and procurement
- Regular communications including newsletter and resident panel

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5

Estate management




- Void management
- ASB on Yorke Drive
- Investing in the wider estate

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6

Finances and Legal



Finance


- Homes England
- Cabinet @ Newark and Sherwood District Council 10.12.2024

Legal

- Shared Equity
- Compulsory Purchase Order

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Risk

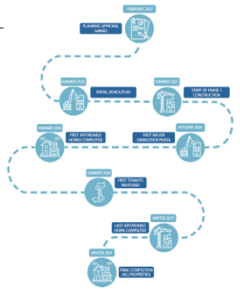


- Loss of community support
- Loss of political support
- Security on site – before and during development
- Global economics/ politics – impacting on costs of materials, interest rates and availability of mortgages
- Communications

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Programme and Next Steps

Supporting images



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9