



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

Director Lead: Deborah Johnson, Director – Customer Services & Organisational Development

Lead Officers: Neil Cuttall, Business Manager - Economic Growth & Visitor Economy
Mark Randle, Transformation & Improvement Officer

Report Summary	
Report Title	Presentation by the Portfolio Holder for Strategy, Performance & Finance
Purpose of Report	Update on the Portfolio for Strategy, Performance & Finance
Recommendations	That the Policy & Performance Improvement Committee note the contents of the report.

1.0 Background

- 1.1 At the Policy & Performance Improvement Committee (PPIC) meeting held on 29 January 2024, Members agreed a process for Portfolio Holders to be invited to meetings of the Committee. This enabled the Portfolio Holder to brief the Committee on their remit and current and future plans and projects. It would also offer the Committee opportunity to ask focussed questions of the Portfolio Holder. This process ran from March 2024 to March 2025.
- 1.2 At the Policy & Performance Improvement Committee meeting held on 1^h April 2025, Members agreed to a change in the process for Portfolio Holders attending Committee.
- 1.3 The new change in process requested that Portfolio Holders report back on 'specific areas' of their Portfolio, which will be requested by the Committee. Portfolio Holders are asked to produce a short report in answer to these specific areas. They will present back to the Committee and then take questions.

2.0 Proposal/Options Considered

- 2.1 This report relates to the Strategy, Performance & Finance Portfolio, this is the Portfolio of the Leader of the Council, Cllr Paul Peacock.

The Committee requested:

- An update on the Corporate Peer Challenge (CPC) Action Plan
- An update of the following Capital Projects.
 - 32 Stodman Street
 - Ollerton and Clipstone Regeneration
 - Newark Town Centre Masterplan

3.0 Update on the Corporate Peer Challenge (CPC) Action Plan

- 3.1 In February 2025 the Cabinet approved the formation of a cross-party working group that were tasked with developing an action plan designed to deliver on the peer team's observations. The working group reviewed in full the team's recommendations and through several meetings worked with officers to produce the action plan which will be presented publicly via our website in June.
- 3.2 Throughout this process, opportunities to implement the changes, recommended in the report were taken, so we are well underway in delivering change. An example of this can be seen in the review of the Community Plan which is now complete. The results of which are being presented to full Council on 20 May 2025.
- 3.3 The delivery of the action plan is a collective responsibility of all council officers, preparing it collaboratively with members, has enhanced efforts to align existing programmes and initiatives. Lead officers have been assigned accordingly, and progress will be driven and monitored through established governance structures.
- 3.4 These officers are tasked with ensuring the advancement of actions, facilitating wider staff involvement, and reporting on milestone achievements through established corporate performance monitoring frameworks. Regular updates on the action plan will be received by the Senior Leadership Team (SLT) with a full progress update expected in September 2025. In the longer term, the LGA will return to NSDC for their progress review, offering council officers and elected members the opportunity to share successes and challenges with peers and to thoroughly evaluate progress against the CPC recommendations.

4.0 Update on Capital Projects

The Stodman Street Project

- 4.1 As Members are aware the Stodman Street project forms one of the Newark Towns Fund projects, as captured in the [Newark Town Investment Plan 2020](#) (TIP). The Council have received various reports on the project over its lifetime, from the rationale for its strategic acquisition in 2019 to plans for its repurposing to provide smaller in-demand retail units and higher quality town centre living. The scheme is intended to address market-failure, utilising public sector grant and investment as a catalyst for other landowners and investors. For completeness, previous reports to this Committee and Cabinet are captured below. Members will note that the project has had unanimous support for its delivery across this and the previous administration of this Council, from this and the previous Government in funding the scheme, and from all organisations who made up the original Town Fund Board.
- 4.2 The development of the Stodman Street scheme also required a Full Green Book Business Case to be developed and approved by both the Council, Town Board and Government. This was completed and agreed in February 2022. This outlined what the project would deliver, what outputs and outcomes would be achieved and a value for money assessment referred to as a Benefit Cost Ratio.

4.3 As with all capital projects of scale which are being promoted due to the need for grant given market failure delivery of the scheme has taken time. The timescale for delivery has slipped from that originally envisaged principally due to inflationary cost challenges within the construction market. Indeed, Members will be aware of the need for this project to negotiate further grant than originally allocated from the Newark Towns Fund with associated revisions to the Capital program. The scheme remains on track for completion in Spring 2026, with the Council having secured Arkwood to rent the residential units. The retail units are to be presented to market shortly.

4.4 Previous reports to the Council:

- February 2020 – [32 Stodman Street February 2020](#) (Policy & Finance Committee)
- November 2020 - [Newark Town Fund November 2020](#) (Policy & Finance Committee)
- January 2021 - [Newark Town Fund January 2021](#) (Economic Development Committee)
- January 2021 - [Stodman Street January 2021](#) (Economic Development Committee)
- April 2021 - [Newark Town Fund April 2021](#) (Policy & Finance Committee)
- April 2021 - [Stodman Street Delivery Vehicle April 2021](#) (Policy & Finance Committee)
- June 2021 - [Newark Town Fund June 2021](#) (Economic Development Committee)
- June 2021 - [Stodman Street BLF June 2021](#) (Economic Development Committee)
- June 2021 - [Newark Town Fund June 2021](#) (Policy & Finance Committee)
- September 2021 - [Newark Town Fund September 2021](#) (Policy & Finance Committee)
- November 2021 - [Newark Town Fund November 2021](#) (Policy & Finance Committee) *at the meeting the full green book business case was approved for Stodman Street.*
- January 2022 - [Newark Town Fund January 2022](#) (Policy & Finance Committee)
- June 2022 - [Newark Town Fund June 2022](#) (Cabinet)
- October 2022 - [Newark Town Fund October 2022](#) (Cabinet)
- November 2022 - [Newark Town Investment Plan and Town Deal](#) (Planning Performance & Improvement Committee)
- February 2023 - [Stodman Street February 2023](#) (Cabinet)
- June 2023 - [Newark Town Investment Plan and Town Deal](#) (Planning Performance & Improvement Committee)
- September 2023 - [Newark Town Fund September 2023](#) (Cabinet)
- May 2024 - [Newark Town Fund May 2024](#) (Cabinet)
- July 2024 - [Stodman Street July 2024](#) (Cabinet)
- September 2024 - [Newark Town Fund September 2024](#) (Cabinet)
- November 2024 – [Newark Town Fund Update](#) (Planning Performance & Improvement Committee)
- February 2025 – [Newark & Sherwood Funding Update](#) (Cabinet)

4.5 Various updates have also been presented to the Newark Town Fund Board. Board Papers can be found here: [Newark Town Board Agendas and Minutes.](#)

Levelling Up Fund 2 – Ollerton and Clipstone

- 4.6 The 'Shaping Sherwood's Rival Scheme' comprises both Ollerton and Clipstone regeneration projects, following an award of £20m in Levelling-Up 3 funding from the UK Government. The scheme was identified by the Council and key partners as a local strategic priority in 2021/2022 and the award of £20m follows a funding submission for LUF 2 grant in July 2022, however, previously unsuccessful at that time due to the then-Government changing the assessment criteria after the submission of our bid. In October 2023, the Government announced that the scheme had been identified as a successful project for LUF 3 grant, subject to a number of due diligence checks and a robust validation process.
- 4.7 Following a pause in the UK LUF programme relating to the change in UK Government, the formal approval of funding via an MoU was delayed until January 2025, with an extension to the funding deadline to March 2028, recently granted in April 2025. Whilst both projects have progressed over the last 3 years, activity was restricted due to these delays, and the absence of LUF funding.
- 4.8 The Ollerton Town Centre Regeneration project proposes to connect Forest Road, Rufford Avenue and Sherwood Drive, through the demolition of The Forest Centre and the former Lloyds Bank. The scheme is expected to provide a new public services hub, 3-screen cinema, retail units including food and beverage, commercial offices, public realm improvements and residential units.
- 4.9 Through delivery of the Ollerton Town Centre Regeneration Scheme, residents will receive enhanced access to key public services, increased social and cultural opportunities through access to leisure, hospitality and entertainment and an improved destination offer for visitors of the Town. The project is currently operating in RIBA Stage 3 (design stage), in preparation for planning application submission, expected late Summer 2025. The project is currently forecasted to complete Spring/Summer 2028, subject to planning approval.
- 4.10 The Clipstone Regeneration Scheme, located on Mansfield Road, includes 3 core delivery phases:
1. **Phase 1** involves the development of 30 Commercial units at the Clipstone Holdings Site, creating employment opportunities and unlocking local economic growth, with expected completion, September 2026, following Planning approval in March 2025.
 2. **Phase 2** of the Clipstone scheme is led by the Clipstone Miners Welfare Trust (CMWT) as project delivery partner, to provide enhanced sports and leisure facilities for the local community including new 3G pitches, parking and a sports pavilion. Public consultation was undertaken in July 2024, and discussions are ongoing with CMWT to finalise designs and delivery arrangements, with an expected completion date of Summer 2025.
 3. **Phase 3** of the Clipstone Regeneration Scheme surrounds an improved cultural, education and visitor offer at Vicar Water country park, considering connectivity between phases 2 and 3, and improvements and expansion of the current visitor centre. The project is intended to provide an improved offer for local residents and visitors of the park, through an enhanced educational space and visitor centre cafe. This part of the scheme, is expected to complete March 2028, subject to planning approval.

Newark Town Centre Masterplan

- 4.11 An update on the Newark Town Centre Masterplan was presented to the last PPIC meeting, including updates on timetable and targeted adoption date.
- 4.12 The Masterplan will provide a long-term vision for the Town, offering confidence on what will be supported and resisted and identifying opportunity areas for future interventions and managing physical or spatial change. It will inform landowner and investor decisions and can inform future interventions of this Council or potentially future grant-funding opportunities, building upon town centre interventions already made such as 32 Stodman Street, Newark Buttermarket and the former Robin Hood Travelodge.
- 4.13 The Design Code will be the first of its type in a historic setting as rich as varied as Newark, hence the partnering with Historic England. It will enable the positive management of physical change, something that any town centre will need to content with in the coming years. Both the Masterplan and Design Code have been informed by significant engagement, as captured here: [Newark Masterplan Website](#)

5.0 Implications

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

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.

- **PPIC Report 29 January 2024** - Attendance by Portfolio Holders to Future Meetings of the Policy & Performance Improvement Committee
- **PPIC Report 14 April 2025**- Attendance by Portfolio Holders to Future Meetings of the Policy & Performance Improvement Committee