



Economic Development and Asset Management Committee

Tuesday, 08 March 2022 at 14:30

County Hall, West Bridgford, Nottingham, NG2 7QP

AGENDA

- | | | |
|----|--|---------|
| 1 | Minutes of the last meeting held on 24 January 2022 | 5 - 8 |
| 2 | Apologies for Absence | |
| 3 | Declarations of Interests by Members and Officers:- (see note below)
(a) Disclosable Pecuniary Interests
(b) Private Interests (pecuniary and non-pecuniary) | |
| 4 | Business Support and Growth Hub | 9 - 12 |
| 5 | A614 and A6097 Major Road Network - CPO and Side Roads Order | 13 - 38 |
| 6 | Social Housing Decarbonisation Fund | 39 - 42 |
| 7 | EDAM Committee Performance Report Q3 | 43 - 50 |
| 8 | Corporate Landlord Model for Delivery of Property Safety and FM Services | 51 - 60 |
| 9 | Proposed Lease Arrangements for the Mill Adventure Base | 61 - 68 |
| 10 | Disposal of the Former Grove Pupil Referral Unit, Newark | 69 - 76 |

CONFIDENTIAL - CONTAINS EXEMPT INFORMATION ITEMS

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|----|---|---------|
| 11 | Grant of Drainage Easement, Cotgrave Country Park | 77 - 82 |
| 12 | Work Programme | 83 - 86 |

13 EXCLUSION OF THE PUBLIC

The Committee will be invited to resolve:-

"That the public be excluded for the remainder of the meeting on the grounds that the discussions are likely to involve disclosure of exempt information described in Schedule 12A of the Local Government Act 1972 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information."

Note

If this is agreed, the public will have to leave the meeting during consideration of the following items.

EXEMPT INFORMATION ITEMS

- | | |
|----|--|
| 14 | Disposal of the Former Grove Pupil Referral Unit, Newark EXEMPT |
| | <ul style="list-style-type: none">• Information relating to the financial or business affairs of any particular person (including the authority holding that information); |
| 15 | Grant of Drainage Easement, Cotgrave Country Park EXEMPT |
| | <ul style="list-style-type: none">• Information relating to the financial or business affairs of any particular person (including the authority holding that information); |

Notes

- (1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.
- (2) Members of the public wishing to inspect "Background Papers" referred to in the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 0300 500 80 80

- (3) Persons making a declaration of interest should have regard to the Code of Conduct and the Council's Procedure Rules. Those declaring must indicate the nature of their interest and the reasons for the declaration.

Councillors or Officers requiring clarification on whether to make a declaration of interest are invited to contact Peter Barker (Tel. 0115 977 4416) or a colleague in Democratic Services prior to the meeting.

CONFIDENTIAL - CONTAINS EXEMPT INFORMATION ITEMS

- (4) Councillors are reminded that Committee and Sub-Committee papers, with the exception of those which contain Exempt or Confidential Information, may be recycled.
- (5) This agenda and its associated reports are available to view online via an online calendar - <http://www.nottinghamshire.gov.uk/dms/Meetings.aspx>



minutes

Meeting	ECONOMIC DEVELOPMENT AND ASSET MANAGEMENT COMMITTEE
Date	25 January 2022 (commencing at 2.00pm)

Membership

Persons absent are marked with an 'A'

COUNCILLORS

Keith Girling (Chair)
Reg Adair (Vice Chair)
Mike Introna (Vice Chair)

A - Anne Callaghan	Kate Foale
Scott Carlton	Glynn Gilfoyle
Steve Carr	David Shaw
Eddie Cubley	Roger Upton

SUBSTITUTE MEMBERS

Mike Pringle for Anne Callaghan

OTHER COUNTY COUNCILLORS IN ATTENDANCE

John McGrath

OFFICERS IN ATTENDANCE

Pete Barker	Democratic Services Officer
Joelle Davies	Group Manager, Growth, Infrastructure & Development
Neil Gamble	Group Manager, Property Asset Management
Sally Gill	Group Manager, Planning
Matthew Neal	Service Director, Investment & Growth
Adrian Smith	Corporate Director, Place

ALSO IN ATTENDANCE

Saranne Postans	UK Atomic Energy Authority
Chris Warrick	UK Atomic Energy Authority

1. MINUTES OF THE LAST MEETING HELD ON 7 DECEMBER 2021

The minutes of the last meeting held on 7 December 2021, having been circulated to all Members, were taken as read and were confirmed, and were signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Callaghan (medical/illness)

3. DECLARATIONS OF INTEREST

Councillor Introna declared an interest Item 4, 'Update on D2N2 LEP and the Midlands Engine Partnership', as he is a member of the Board of the D2N2 Partnership, which did not preclude him from speaking or voting on that item.

Councillor Carr declared an interest Item 5, 'Stapleford Town Deal', as he is the Deputy Leader of Broxtowe Borough Council, which did not preclude him from speaking or voting on that item.

With the agreement of the Committee, the Chairman varied the order of business to consider the following item first.

4. STEP PROJECT - LOW CARBON ENERGY FROM FUSION - PRESENTATION

RESOLVED: 2022/001

That the contents of the presentation be noted.

5. UPDATE ON THE D2N2 LEP AND MIDLANDS ENGINE PARTNERSHIP

RESOLVED: 2022/002

- 1) That in principle, a financial contribution to the Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership (D2N2 LEP) of £62,500 for the financial year 2021/22 be approved, and the Section 151 Officer seek approval from Finance Committee for an allocation of £62,500 to be made from general contingency for this contribution.
- 2) That a financial contribution of £20,000 to the Midlands Engine for the financial year 2021/22 be approved, funded from the 2021/22 Growth and Economic Development Initiatives Budget.
- 3) That subject to the government review, any further funding requests be brought back to a subsequent meeting of this Committee.

6. STAPLEFORD TOWN DEAL

RESOLVED: 2022/003

- 1) That the principle of the improvements to Stapleford Library be approved, subject to a final business case and final proposals being developed, and a further understanding of any legal and financial risks.

- 2) That the principle of the improvements to Stapleford Young People's Centre be approved, subject to a final business case and final proposals being developed, and a further understanding of any legal and financial risks.

7. INVESTMENT IN REMOTE MEETING AND LIVE STREAMING TECHNOLOGY AT COUNTY HALL

The requisite number of Members requested a recorded vote and it was ascertained that the following 6 members voted '**For**' the motion :-

Councillor Adair
Councillor Carlton
Councillor Cubley
Councillor Girling
Councillor Introna
Councillor Upton

The following 2 Members voted '**Against**' the motion:-

Councillor Carr
Councillor Shaw

The following 3 Members '**Abstained**':-

Councillor Foale
Councillor Gilfoyle
Councillor Pringle

The motion was carried and it was:-

RESOLVED 2022/004

- 1) That the allocation of £335,269.53 from the capital programme be endorsed to support the investment in Hybrid Meeting and Live Streaming technologies to facilitate meetings in the Council Chamber and the Rufford Suite; and
- 2) That the allocation of £102,072.20 from the capital programme be endorsed to support the investment in Hybrid Meeting technology to facilitate meetings in Committee Room B, Committee Room C and in the Independent Members Office.

8. OPERATIONAL DECISIONS, ANNUAL REVIEW, QUARTERLY UPDATE, OCTOBER-DECEMBER 2021

RESOLVED: 2022/005

That Members continue to support the authorising of operational decisions as originally approved by the Committee on 20 January 2014.

9. PART DEMOLITION OF RUSHCLIFFE LEISURE CENTRE AND DESIGN DEVELOPMENT

RESOLVED: 2022/006

- 1) That the provision of additional funding to Spencer Academy Trust through a Grant Funding Agreement for additional design fees and part demolition of the old Rushcliffe Leisure Centre, Rushcliffe school to the sum of £2,781,985, be approved.
- 2) That the agreement of the specific terms of the Grant Funding Agreement be delegated to the Service Director, Investment and Growth.
- 3) That the fees incurred by Arc Partnership in their monitoring role until July 2022 be funded to the sum of £50,000.

10. DISPOSAL OF WOODS COURT, NEWARK

RESOLVED: 2022/007

- 1) That the sale of Woods Court be approved, as indicated edged black on the plan and on the terms set out in the exempt appendix to the report.
- 2) That authority be delegated to the Corporate Director, Place, in consultation with the Service Director Finance, Infrastructure & Improvement to negotiate and finalise the detailed terms of the conditional contract including the mechanism for determination of the final sale price.

11. WORK PROGRAMME

RESOLVED: 2022/008

That the contents of the report be noted.

The meeting closed at 3.50pm

CHAIR

8 March 2022**Agenda Item: 4**

REPORT OF THE CORPORATE DIRECTOR, PLACE BUSINESS SUPPORT AND GROWTH HUB

Purpose of the Report

1. The purpose of this report is twofold:
 - a. to inform the Committee of the successful extension of the Growth Hub
 - b. provide an update on business support activities

Information

2. The Council's *COVID-19 Crisis Economic Recovery Action Plan 2020-2022* prioritises supporting business and working with partners to mitigate the economic impact of the pandemic.
3. The Council through dedicated Nottinghamshire Business Advisors, plays an active role in creating an environment and culture conducive to entrepreneurship and business success. The advisors support the start-up, growth and survival of dynamic and innovative businesses, making sure they are as competitive as possible and trading at their full potential.
4. The Growth Hubs are a Government-led initiative with flexibility at the local level to offer businesses a one-stop shop for support. Nottinghamshire businesses benefit from a range of general and specialist advice which is facilitated initially by the Growth Hub's frontline service, with referrals made to the Council's Business Advisers for more individualised and tailored support. In its delivery of support to businesses, the County Council is a long-term partner in the Growth Hub.
5. Through a national underspend of residual EU funding, an opportunity arose to extend the current Growth Hub model beyond March 2022 to June 2023. The Council approved the proposed extension of the current relationship with the Growth Hub at its meeting on 7 September 2021 at the following net costs to the Council:

Financial Year	Amount
2022 / 23	£67,000
2023 / 24	£17,500

6. The funding from the Council not only supports the staffing complement at 50% of the costs, but lever the additional resources to enable Nottinghamshire businesses to access the wider support programmes, the core support, the comprehensive on line presence, the seminar and workshop package and access to the Business Investment Fund.

7. The Council was informed on 21 December 2021 that the project change request / extension was approved with the new targets (see below) for Nottinghamshire for the remaining period (April 2022 to June 2023). These targets are largely similar to those that were set in the previous round and have been met over the last period.

Output	Target
C1 – Number of enterprises receiving 12 of hours of support (based on advisor support, webinars, peer network)	34
C8- Employment increase in supported enterprise	6
P13 – 3 hours of advisor support	34

8. Below is a summary of activity across Nottinghamshire that has taken place up to the end of the October - December 2021.

<p>Business Adviser Professional advice https://www.d2n2growthhub.co.uk/about/meet-the-team/ New total of 591 leads for Nottinghamshire since April 2020; 71 businesses supported since the start of October 2021 (this quarter). NCC Businesses Advisers have provided in excess of 160 hours of one-to-one advice and guidance to new and existing SMEs over the last three months.</p>
<p>GH Webinar support. https://www.d2n2growthhub.co.uk/events/ 569 Nottinghamshire SME's have attended GH Webinars since April 2020, totalling over 4400 hours; 22 SMEs attended since the start of October 2021 with over 280 hours of webinars attended.</p>
<p>Growth Hub Peer Networks. https://www.d2n2growthhub.co.uk/grow/peer-networks/ Phase 2 has continued following the success of the previous programme. 17 cohorts are currently in progress which involves 158 participants, totalling 272 groups session hours.</p>
<p>Business Investment Fund. https://www.d2n2growthhub.co.uk/grow/managing-finance/funding-for-your-business/access-to-local-finance/d2n2-business-investment-fund/ The extension to BIF has been approved. The fund is currently still closed to application until further notice, this is due to the volume of expressions of interest and applications already received. 90 Nottinghamshire SMEs expressed an interest, of which 68 have been supported in drafting their applications. 46 have now been contracted with projects totalling over £1.6m with grants in excess of £590k.</p>

9. In order to engage directly with the wider business community and understand local needs, Business Advisors are regular attendees at business groups including Mansfield Ashfield 2020, Newark Business Club, Rushcliffe Business Partnership and Retford Business Forum.
10. Our Business Advisers are actively engaged with Local Authorities and having returned to face to face offering they have provided a Business Surgery in Retford, the aim is to roll this initiative out across the whole county.

11. A key role was also played at the Newark & Sherwood Economic Growth Conference where the Business Advisors had two speaker slots to highlight the support available from our team.

Other Options Considered

12. The 'do nothing' option was discounted because Nottinghamshire County Council is looking to build on the county's economic strength and stability. It will do this by working in collaboration with a range of partners to drive local economic growth through support for employment, skills, small businesses, high street and town centres. The business support landscape can often be complex for businesses to navigate. Businesses require consistent and clear support, delivered collaboratively across a range of partners and the business advisors directly support the ambition of '*Strengthening businesses and creating more good-quality jobs*' in the Council Plan.

Reasons for Recommendations

13. The ongoing work with the Growth Hub allows the Council to provide support to businesses to help them to thrive and support economic recovery.

Statutory and Policy Implications

14. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

15. As referenced in the September 2021 report and point 5 above the net costs of the support provided are:

Financial Year	Amount
2019/20	£50,401
2020/21	57,655
2021/22	65,000
2022/23	£67,000
2023/24	£17,500

16. The Economic Development Initiatives budget is used to fund these costs.

RECOMMENDATIONS

It is recommended that Economic Development and Asset Management Committee:

- 1) Note the contents of the report.
- 2) Agree to receive a progress update report in six months time.

Adrian Smith
Corporate Director, Place

For any enquiries about this report please contact: Jo Davies, Group Manager for Growth, Infrastructure and Development, Place Department, Joelle.davies@nottsc.gov.uk Tel: 0115 977 4857

Constitutional Comments (ELP14/02/2022)

17. The recommendations fall within the delegation to Economic Development & Asset Management Committee by virtue of its frame of reference.

Financial Comments (SES 09/02/2022)

18. The financial implications are set out in paragraph 15 and 16 of the report.

19. The costs of £67,000 in 2022/23 and £17,500 in 2023/24 will be funded from the Economic Development Initiatives budget for which a sum of £465,036 is included in the annual revenue budget.

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.

- The D2N2 Growth Hub 2.0 – Partnership and Match Funding Approval to April 2022. Report to Policy Committee, 18 July 2018 available [here](#)
- The COVID-19 Recovery Action Plan. Report to Economic Development and Asset Management Committee, 16 June 2021 (item 6 plus Appendix) available [here](#).
- Business Support: Report to Economic Development and Asset Management Committee, 7 September 2021 (Item 4 plus appendix) available [here](#)

Electoral Division(s) and Member(s) Affected

- All

8 March 2022**Agenda Item: 5****REPORT OF THE CORPORATE DIRECTOR, PLACE****A614 / A6097 MAJOR ROAD NETWORK – COMPULSORY PURCHASE ORDER
AND SIDE ROADS ORDER****Purpose of the Report**

1. To seek approval to take all necessary steps to make, advertise, obtain confirmation and implement a Compulsory Purchase Order to acquire land and rights required to deliver the A614 / A6097 Major Road Network (MRN) under sections 239, 240, 246, 249 and 250 of the Highways Act 1980 and the Acquisition of Land Act 1981;
2. To seek approval to take necessary steps to make, advertise, obtain confirmation and implement a Side Roads Order under section 14 and 125, and in accordance with Schedule 1 of the Highways Act 1980 for the proposed A614 / A6097 MRN scheme.

Information

3. Nottinghamshire County Council has the overall responsibility for land acquisition, design, procurement, construction and delivery of the A614 / A6097 MRN scheme. Via East Midlands, on behalf of NCC, will be responsible for managing the land acquisition process and the design and project management of the scheme. Both statutory orders, being a Compulsory Purchase Order (CPO) and Side Roads Order (SRO) (together the “Orders”), will be made by NCC as these powers are not delegated to Via East Midlands.
4. At the Communities and Place Committee meeting on 4th April 2019, it was resolved in principle that NCC would, if necessary, compulsorily acquire the land and rights required to deliver the scheme and Committee also resolved that NCC should progress the documents required to make a Side Roads Order.
5. The making and confirmation of the CPO will enable NCC to acquire the land and rights necessary for the construction and maintenance of the scheme and ensure the necessary improvements are made to the local highway network. In officers’ view, delivery of the Scheme cannot be achieved within a realistic timescale, if at all, without the use of statutory powers to compulsorily acquire the requisite land. The funding window for this scheme is relatively small requiring any necessary CPO process to be initiated as soon as possible. Negotiations with all the landowners is already underway and will continue before the start of any such process and throughout. NCC will look, wherever possible, to agree purchasing for all land parcels through negotiation and would only use the CPO process as a last resort if there was not a reasonable prospect of the land and rights required for the delivery of the Scheme being acquired in a timely manner.
6. The making and confirmation of the SRO will enable NCC to improve, raise, lower, direct or otherwise alter highways; stop up highways; construct new highways; stop up private means of access to premises required as a consequence of the construction of the junction improvements; and to provide new private means of access to premises. Both statutory procedures are to be

undertaken concurrently. Procedurally the SRO needs to be made before the CPO and an indicative programme is included in this report.

7. The SRO is necessary to make the changes to side roads affected by the A614 / A6097 MRN scheme and private means of access to premises needed to facilitate the Scheme. The provisions of the SRO will ensure that adequate, convenient and safe access and egress is available to and from the public highway and private premises, providing means of access for both pedestrians and vehicular traffic using the highway network. Where necessary, alternative private means of access will be provided.
8. Together, the Orders will ensure the achievement of NCC's objectives for the Scheme which are to reduce congestion and support economic growth and housing delivery on this strategically important corridor. In order to ensure proper process specialist legal advice has been sought throughout.

Compulsory Purchase Order

9. The making and confirmation of the CPO will enable NCC to acquire the land and rights necessary for the construction and maintenance of the scheme and ensure the necessary improvements are made to the local highway network. The CPO will be made under sections 239, 240, 246, 249 and 250 of the 1980 Highways Act and the Acquisition of Land Act 1981.
10. The land acquired will be for highway purposes to construct, operate and maintain the new road and its connections, to divert watercourses and provide water storage to control and attenuate flow, provide landscaping and other ecological measures and mitigation.
11. The attached drawings (Plans 1 to 4) show the extent of the areas land and rights to be acquired under the Orders and there is a corresponding schedule that is updated regularly following the receipt of responses to statutory Requisitions for Information circulated to affected landowners pursuant to the powers contained in section 16 of the Local Government (Miscellaneous Provisions) act 1976. The CPO schedule of land interests, statement of reasons and notices are currently being finalised in advance of making the Order. Parcels of land to be acquired permanently are shaded pink and land over which rights are to be acquired shaded blue (Order Land). The County Council are in negotiation with relevant landowners and where agreement for sale is reached, the plot of land will be removed from the CPO confirmation.
12. Before the County Council as acquiring authority submits the CPO for confirmation, a notice will be published in a local newspaper and fixed on or near to the land covered by the order. Individual notices are also served on every owner, leaseholder, tenant, and occupier of land comprised in the CPO and any person who may have right to claim compensation.
13. There is also potential that a Public Inquiry may be required in respect of compulsory land acquisition if objections are received and not withdrawn. If this is the case the Secretary of State will either arrange for a public local inquiry or – where all the remaining objectors agree to it – arrange for the objections to be considered through the written representation procedure. In the case of a public inquiry, or, during the written representation procedure the County Council will continue to negotiate with objectors in an attempt to secure the withdrawal of their objections.

Side Roads Order

14. The making and confirmation of a SRO is required as part of the delivery of the scheme. The SRO would be made under section 14 and 125, and in accordance with Schedule 1 of the Highways Act 1980. The SRO will facilitate the following:

- The stopping up of areas of existing public highway (by reference to the highways map);
 - The stopping up of existing private accesses (as noted below where a highway is stopped up the private access to that highway should also be stopped up in addition);
 - Provision of reasonably convenient alternative means of access where required; and
 - Diversion of public footpaths/bridleways
15. Section 14 of the 1980 Highways Act allows highway authorities to rely upon the SRO as being a definitive purpose removing the need to repeat all of the SRO works as individual purposes in the CPO. To depend upon the SRO in this way, the SRO must have legal foundation evidenced by its making and sealing prior to the making and sealing of the CPO. If confirmed by the Secretary of State, the SRO will facilitate the construction and safe ongoing operation of the Scheme.
16. The attached drawings (plans 5 to 8) represent the sites of improvements, stopping up and sites of new accesses and the route of new highways (but not the widths or construction details).
17. The SRO is made by the County Council as local highway authority and submitted to the Secretary of State for confirmation. The Secretary of State will not confirm a SRO stopping up access to the public highway unless satisfied that no such access is reasonably required or that there will be alternative reasonably convenient access to the highway. The SRO plan shows where alternative reasonably convenient routes are available or will be provided.

Planning and Scheme Details

18. The planning application for the A614 / A6097 MRN scheme was submitted to the local planning authority (in this instance, The Nottinghamshire County Council) on 25th February 2022. The application is currently being determined and a decision is expected to be reached in June 2022.
19. The package of measures within the Scheme includes six junction improvements along the A614 and A6097 in order to increase traffic capacity so that both future residential and employment traffic can be accommodated whilst also reducing journey time delays. The six junctions are physically within the Districts of Newark & Sherwood and Rushcliffe but the whole A614 and A6097 route also passes through the Borough of Gedling and extends into the Bassetlaw District. There are a number of both committed and allocated development sites located in close proximity to the Scheme. The junction improvements are identified below:
- Ollerton – the intersection of the A614 / A616 / A6075 roundabout.
 - Mickledale Lane – the A614 / Mickledale Lane crossroads.
 - White Post – the A614 / Mansfield Road roundabout.
 - Warren Hill – the A614 / A6097 priority junction.
 - Lowdham – the A6097 / A612 Nottingham Road / Southwell Road roundabout, and
 - Kirk Hill – the A6097 / Kirk Hill crossroads.
20. Key objectives that will be achieved by the Scheme include:
- Unlocking major development sites;
 - Removal of peak period traffic congestion which will bring significant journey time benefits to commuters and local businesses; and
 - Improve road safety for all users.
21. The scheme is an important part of NCC's strategy to support growth and investment in Nottinghamshire. It will enable the Strategic Road Network and local roads to operate more efficiently by reducing congestion, improving the reliability of journey times whilst also providing increased capacity at key junctions which will help facilitate economic growth in the area. Without the scheme intervention traffic congestion will continue to increase along the corridor. The traffic

modelling work undertaken to assess each junction indicates that there will be instances where junctions will have queues of many hundreds of vehicles in the peak hour time periods if the existing junctions are not upgraded. The corridor already has a high proportion of heavy goods vehicles so additional delays will have a direct impact on the logistics supply chain for businesses both on and close to this important strategic corridor.

22. The package of measures outlined will also provide real economic momentum, especially during the current pandemic, in and around the corridor of interest. As an example; the Thoresby Colliery site is earmarked for 850 new houses and will deliver 2.3 hectares of employment land which will bring new jobs to the local area. Other key sites that will be enabled by the Scheme include; land to the north of Petersmith Drive, Ollerton which has been allocated 305 new houses, land in Newton which has been allocated 500 houses and land to the north of Bingham for 1,000 houses and 15.5 hectares of employment development.
23. The A614 serves a dual-economic function: facilitating regular commuter/ business trips and longer distance traffic movements, and also being an important corridor for the visitor economy which is forecast to grow in the future. In keeping with this, and recognising the need to maximise the visitor economy, the Authority has improved other junctions on the A614 route in recent years. As follows:
- the A614 / B6034 (Rose Cottage) junction was upgraded from a priority T-junction to a signalised junction with works complete in February 2013.
 - the A614 / A617 Lockwell Hill roundabout junction was enlarged in September 2013.
24. Overall, the provision of measures for the A614 / A6097 are considered to be beneficial in terms of impacts on the local highway network and on transport grounds. The Cost Benefit Analysis undertaken for the Outline Business Case (OBC) that was submitted in December 2020 demonstrated that the benefit to cost ratio is high, with a transport Benefit Cost Ratio of 3.08 (that is a £3.08 return for every £1 spent). The DfT granted Programme Entry for the project in June 2021 and the Full Business Case (FBC) for the scheme is expected to be submitted to the DfT by March 2023 following the completion of all statutory processes.

Consultation

25. Via East Midlands, acting on behalf of Nottinghamshire County Council were the planning applicant for the A614 / A6097 MRN scheme and carried out extensive consultation during the scheme development phase with the opportunity being given for interested parties to make representations regarding the proposals. Statutory Consultees were also contacted in the course of undertaking the Environmental Impact Assessment (EIA) and as part of the pre-application process. Comments received were addressed and incorporated in the EIA and planning application process where possible.
26. Public exhibitions have been the main element of the consultation strategy in showcasing the Scheme proposals. There have been three major consultation events held so far, summarised below:
- July/ August 2019 – Six public consultation drop in sessions - held in the villages of Ollerton, Bilsthorpe and Lowdham sharing proposals for Schemes at all junctions in the Project.
 - November 2020 – online virtual consultation rooms to display the proposed amended Scheme at Lowdham Roundabout following the previous public consultation and to introduce a new Scheme to the Project, Kirk Hill, East Bridgford.
 - May 2021 – online virtual consultation room to display the alternative option for the Mickledale Lane junction: a new roundabout and link road.
27. Consultation invitations were distributed to local residents and business properties prior to the

events. All face-to-face events were well attended with a few hundred people visiting each consultation venue. A total of 281 questionnaires were completed and returned during the six public events held in the summer of 2019. In general, responses were in strong agreement that improvements were required across the corridor.

28. The world-wide pandemic (COVID-19) meant face to face interaction with the public was not feasible (in 2020 and 2021), so virtual consultation rooms were set up which went 'live' for a total of three weeks for each of these consultation events. The online events were supplemented by hard copies being posted out by request after an extensive letter/ leaflet drop in the local area and the use of social media. The virtual consultation events in November 2020 and May 2021 received over 10,000 online views over a three week period.

29. The compulsory purchase legislation requires the making of the CPO/SRO to be advertised in local newspapers and via site notices prior to and after confirmation by Secretary of State. Objections to the CPO and SRO can be raised following the making of the Orders and these will be considered by the Secretary of State, including at a public inquiry should the Secretary of State determine to hold one in connection with the Orders. Those directly affected by the Orders will be entitled to statutory compensation in accordance with the Compensation Code. Throughout the process it is encouraged that any interested party contacts the Project Team with queries relating to the scheme.

Timescales

30. The indicative timetable for the project is set out below. You will note that the planning application submission date is a few months later than the timescales previously reported to EDAM Committee. As part of the rigorous oversight mechanisms that are in place within the delivery team for the project, further work was identified that needed to be completed prior to submitting the planning application. The latest timescales are as follows;

Milestone	Date
Planning application submitted	25 th February 2022
CPO and SRO published	April 2022
Notification and publicity of the Orders and includes period for comment from interested parties	April 2022
Consideration and Review of Objections	May 2022
Planning application determined	June 2022
Public Inquiry	Autumn 2022
Orders confirmed by Secretary of State	Spring 2023
Submission of Full Business Case to the DfT	Spring 2023
DfT approves Full Business Case	Summer 2023
Start of Works	Summer 2023
Completion of works (all junctions)	Summer 2025

Whilst these are challenging targets and negotiations are underway to obtain land by agreement it is expected that a CPO will be required to acquire all the residual land and rights necessary for the construction and maintenance of the Scheme. This means the key milestones are; the making of the Orders and, following this, confirmation of the Orders by the Secretary of the State. The timing of these depend upon objections received and if a public inquiry is to be held.

Other Options Considered

31. There have been numerous design options considered at each junction location over the years. The development work for scheme selection has been informed by the DfT's Transport Analysis Guidance process and this resulted in the production of a Options Assessment Report (OAR). This document was submitted to the DfT at the OBC stage in December 2020 and outlined how the corridor package was developed over time. A collaborative approach has been taken throughout the design process and key partners have met regularly throughout the planning process.
32. The impact of the County Council not pursuing a highway intervention for the A614 / A6097 corridor i.e. 'Do Nothing' strategy was also considered at the OBC stage. The modelling work showed that traffic congestion at key junctions would increase significantly with queues of many hundreds of vehicles being forecast at some junctions. Without immediate investment, there will continue to be stop-start traffic with subsequent implications on air quality pollution. A failure to deliver highway improvements would also restrict the ability of Local Planning Authorities in releasing housing and employment development. There are already development limits imposed on some planning permissions until such time as junction capacities have been improved to accommodate existing and development generated traffic.

Guidance on Compulsory Purchase Process

33. The "*Guidance on Compulsory Purchase Process and The Crichel Down Rules*" issued in July 2019 confirms that "compulsory purchase powers are an important tool for local authorities...to use as a means of assembling land needed to help deliver social and economic change. Used properly they can contribute towards effective and efficient urban...regeneration, the revitalisation of communities and the promotion of business – leading to improvements in quality of life".
34. Making the CPO in respect of the current proposals for the Scheme would clearly support this approach given the benefits that will accrue should the Scheme be delivered. As set out above there are clear problems along the A614 corridor and a failure to deliver the Scheme will exacerbate current problems and prevent the wider redevelopment for this part of Nottinghamshire.
35. The benefits identified cannot be achieved without delivery of the Scheme and this requires the land identified to come forward for development. Whilst negotiations to acquire the land by agreement will continue, the acquisition cannot be guaranteed within the programme timeframe without the support of CPO powers. Land acquisition costs are allowed for within the overall programme envelope. If, as hoped, these can be agreed through negotiation the necessary formal approvals have their own due process and each land acquisition will be brought to a future Committee for approval.
36. Department of Transport Circular 02/97 remains the relevant guidance in respect of CPOs for major road schemes. It provides that the Secretary of State for Transport must be satisfied in every case that the land included within the CPO can reasonably be regarded as required for the purposes of the acquisition as stated in the CPO. Where the Scheme is one for the construction and improvement of highway, this will normally mean that the only land to which the CPO should relate will be land falling within the highway as newly constructed or improved.
37. The Scheme has been carefully designed to minimise the amount of land that needs to be acquired and where working space has been identified this has been kept to a minimum. The CPO and SRO schedule therefore conform to this guidance.

Human Rights Implications

38. The Human Rights Act 1998 incorporated the European Convention on Human Rights (Convention) into UK Law. The Convention includes provisions which aim to protect the rights of the individual (including companies and similar bodies). In resolving to make the CPO and SRO the Council must consider the rights of the property owners affected by the Orders, should they be confirmed generally and in particular, under the following Articles of the Convention:

Article 1 of the First Protocol

“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.”

Article 8 – Right to respect for private and family life

“1 Everyone has the right to respect for his private and family life, his home and his correspondence.

2 There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

39. It is acknowledged that the compulsory acquisition of land required to deliver the Scheme could engage the above Articles and amount to an interference with the human rights of those with an interest in the relevant land. In this instance, NCC considers that there is a compelling case in the public interest for the compulsory acquisition of the land required for the Scheme that outweighs any interference with such rights and therefore the use of compulsory purchase powers in this matter is proportionate. Without the use of these powers, it is possible that all of the land necessary to deliver the Scheme may not be made available within a reasonable timescale, which would compromise the delivery of the A614 / A6097 scheme and the extensive benefits for both travellers and local residents that the Scheme provides.
40. Furthermore, the compulsory purchase process clearly provides for those affected to have a right to object to any Orders being confirmed and this objection will be considered by an independent inspector appointed by the Secretary of State for Transport. Any objection may also be considered at a public inquiry held to consider the confirmation of the Orders. Notwithstanding this, any person affected by the proposed Orders will be entitled to compensation pursuant to and subject to the Compensation Code.
41. An Equalities Impact Assessment (EqIA) has been carried out for the A614 / A6097 MRN scheme and is available as a background paper to this report. The EqIA considers the impact of the proposed works on those with protected characteristics in accordance with the Public Sector Equality Duty, set out in the Equality Act 2010. The EqIA assessment considers that the scheme should provide a range of positive benefits for those with protected characteristics related to age, disability and gender. Improved journey times will make it easier to reach job, education and training opportunities, and healthcare facilities. Improvements to road surfacing, lighting, signage, crossing facilities, and reductions in speed limits in some areas will improve road safety for all users and increase mobility and accessibility for those who are less mobile. No negative impacts on users with protected characteristics have been identified.

Reason/s for Recommendation/s

42. The A614 / A6097 scheme will contribute to economic growth and investment in this part of Nottinghamshire and will deliver significant journey time savings and improvements in respect of the highways.
43. It is considered that there is a compelling case in the public interest for making the Orders, that there are no satisfactory alternatives and that the benefits of the scheme justify interference with private property rights.

Statutory and Policy Implications

44. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Finance Implications

45. The latest cost estimate for the package of measures is currently £28.6 million. The bid to the DfT is for a contribution of £24.3 million with the remainder being funded by S106/CIL/NCC contributions. The DfT allocation is only provisional at this stage and all costs incurred prior to Full Approval are done so at risk and met by NCC.
46. It should be noted that the previously approved local contribution of up to £4million has not been increased. The current level of required NCC funding is £2.5m, with the remainder being met from S106/CIL contributions. Following experience on other projects post covid and Brexit a full review of the Quantified Risk Register has been undertaken to reflect latest line of thinking on items such as inflation and site conditions and will be updated as the project proceeds through its various stages of delivery. Project Board meetings are held on a regular basis and consider the risks associated with scheme delivery and provide appropriate mitigation direction.
47. Under the terms of the OBC, the DfT will require the County Council Section 151 Officer to confirm that NCC accept responsibility for meeting any costs over and above the current contributions totalling £28.6million to deliver all six junction improvements. No further funding will be provided by the Department for Transport and these are standard terms and conditions of funding for the Department's Major Road Network Schemes Programme. If the costs are likely to increase, reports will be brought to Committee for further consideration but stringent management controls are already in place to manage this risk.
48. The scheme must also be implemented in accordance with the scheme proposals as set out in the funding bid as submitted to the Department and subject to any changes which may occur as a result of further design or as a result of remaining statutory procedures. It should be noted that Ministers reserve the right to reconsider their decision on funding if there are any changes to the overall cost, scope or design of the scheme which they consider to be material.

RECOMMENDATIONS

It is **RECOMMENDED** that Committee delegates authority to the Service Director, Investment and Growth in consultation with the Section 151 Officer, the Head of Legal Services and the Chairman of the Economic Development & Asset Management Committee to:

- 1) make a compulsory purchase order and side roads order under the powers conferred by sections 14, 125, 239, 240, 246, 249, 250, and in accordance with Schedule 1 of the Highways Act 1980 and the Acquisition of Land Act 1981
 - (i) acquire all that land shaded pink on the plans included in this report;
 - (ii) acquire all those rights (or interfere with existing rights) over the land shaded blue on the plans included in this report,
- 2) be authorised to take all steps, and to enter into all documentation, on behalf of the Council in connection with the making, confirmation, submission or implementation of the compulsory purchase order and side roads order, including in respect of any public inquiry, appeal or legal challenge concerning the same.
- 3) be authorised to make amendments to the compulsory purchase order, side roads order or other connected documents provided that the proposed amendments do not significantly alter the scope of the compulsory purchase order and side roads order as presented to Committee by this report.
- 4) be authorised to take all steps to:
 - (i) negotiate agreements with any landowners, owners or occupiers of land included within the compulsory purchase order and side roads order; and / or
 - (ii) negotiate agreements with any party with an interest in any land included within or affected by the compulsory purchase order and side roads order, such agreements to include the acquisition of land or interests in land, payment of compensation or any other arrangements related to the delivery of the compulsory purchase order or side roads order.
- 5) endorse the timetable for the next steps in project delivery for the scheme.

Adrian Smith
Corporate Director – Place

For any enquiries about this report please contact: Kevin Sharman 0115 977 2970

Constitutional Comments (SJE – 14/02/2022)

49. This decision falls within the Terms of Reference of the Economic Development & Asset Management Committee to whom responsibility for the exercise of the Authority's functions relating to the development and delivery of major infrastructure and physical development programmes, including highway schemes, has been delegated.

Financial Comments (CT 14/02/2022)

50. The financial implications are detailed in Paragraphs 45-48 of this report.

51. The main risk to the Council with regard to this project is that the DfT require Nottinghamshire County Council's Section 151 officer to confirm that the Council accepts responsibility for meeting costs over and above the current DfT contribution. In addition, the DfT allocation is only provisional at this stage and all costs incurred prior to Full Approval are done so at risk and met by NCC.

52. The overall cost to complete the project currently stands at £28.6m. The bid to the DfT is for a contribution of £24.3m with the remainder being funded by S106/CIL/NCC contributions. No further funding will be provided by the DfT.
53. Efforts will be made to minimise the contribution required by the Council as the project progresses and the financial costs and contributions become clearer. There will be a requirement for a variation to the capital programme through the usual approval processes once the DfT funding is confirmed. At that stage, total project costs and funding streams will need to be identified and a Latest Estimated Cost report submitted for approval. If the costs are likely to increase, reports will be brought to Committee for further consideration.

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.

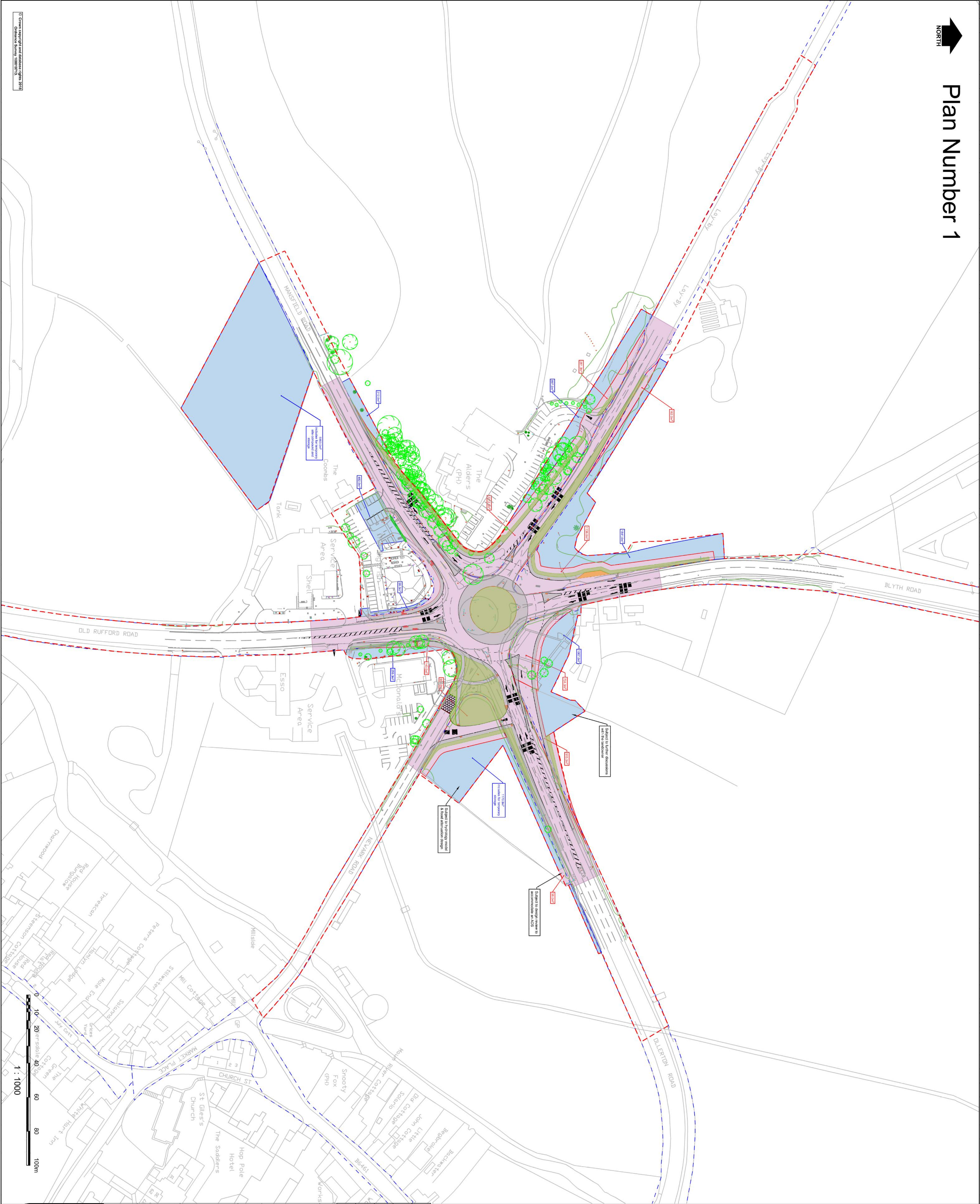
- Report to Policy Committee 12 September 2018 - Major Infrastructure Improvement Scheme
- Report to Policy Committee 17 October 2018 – A614 / A6097 Major Infrastructure Improvement Scheme
- Report to Communities and Place Committee 4 April 2019 – A614 Major Route Network – Scheme update, compulsory purchase order and side roads orders
- Report to Policy Committee 22 May 2019 A614 / A6097 Major Route Network – Scheme Update and Funding Agreements.
- Report to Communities and Place Committee January 2021
- Report to Economic Development and Asset Management Committee 2 November 2021 – A614 / A6097 Major Road Network – Scheme Update
- Equalities Impact Assessment

Electoral Division(s) and Member(s) Affected

- | | |
|--------------------------|---------------------------------|
| • Bingham East | Councillor Francis Purdue-Horan |
| • Bingham West | Councillor Neil Clarke |
| • Muskham and Farnsfield | Councillor Bruce Laughton |
| • Ollerton | Councillor Mike Pringle |
| • Sherwood Forest | Councillor Scott Carlton |
| • Southwell | Councillor Roger Jackson |



Plan Number 1



NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
2. Do not scale from this drawing.
3. All measurements are given in metres unless otherwise stated.
4. Areas shown are approximate.

KEY

	Land to be acquired
	Land to be acquired for construction purposes
	Existing highway boundary
	Outer red line (furthest from roundabout) denotes new highway boundary

P05	Blue area at SSSI site amended and scale bar added	JD	JJP	JJP	10/12/21
P04	Blue area added at No 1 Forest Side	JD	JJP	JJP	01/10/21
P03	Pink and blue areas amended	AJ	JJP	JJP	25/05/21
P02	Pink and blue areas amended	JD	JJP	JJP	11/12/20
P01	Pink and Blue Areas amended & Drawing number changed	JD	JJP	JJP	16/06/20
Rev.	Description	Drawn	Chkd	Auth	Date

A614/A6097 CORRIDOR
IMPROVEMENTS
OLLERTON ROUNDABOUT

Status	Project No.
INFO	20949

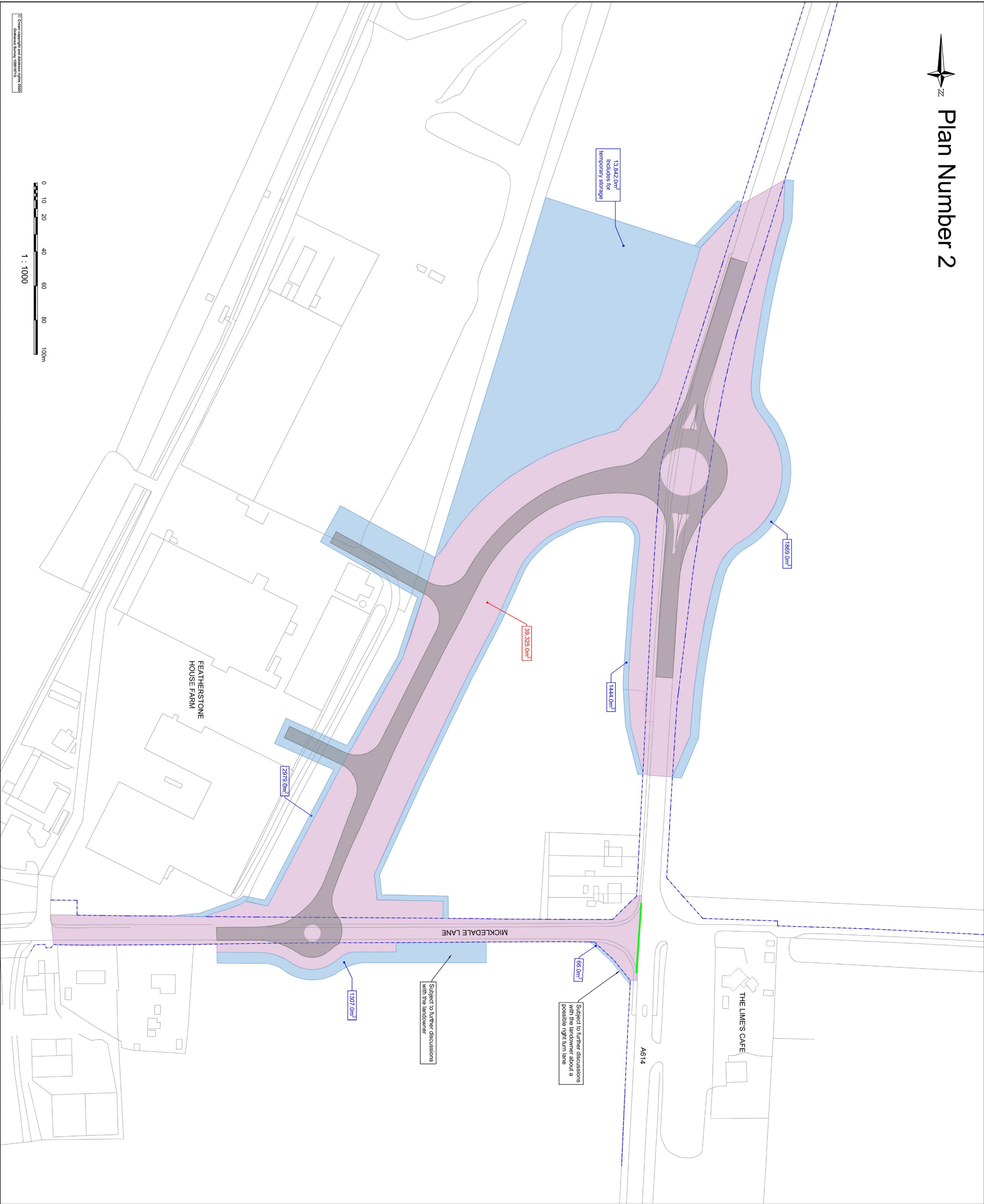
LAND AFFECTED
PINK & BLUE AREAS

Scale	Drawn	AP	Date
1:1000@A1	CHkd	AP	18.02.19
	Auth	JJP	18.02.19

Based upon
20949/LLO/0001/00001

P05





NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
2. Do not scale from this drawing.
3. All measurements are given in metres unless otherwise stated.
4. Layout shown is indicative and may change with detail survey and design.
5. Layout assumes 30mph speed limit on Mickledale Lane and 40mph speed limit on link between roundabouts
6. No land taken shown for potential drainage outfalls, balancing ponds if needed, or land for mitigating environmental effects.

KEY

	Land to be acquired
	Land to be acquired for construction purposes
	Existing highway boundary

P05	Scale Bar added	NSB	NSB	NSB	10.12.21
P04	Two small areas of blue hatch added at either end of A614 east side	NSB	NSB	NSB	01.11.21
P03	Areas amended to accommodate revised design - larger roundabout	NSB	NSB	NSB	22.10.21
P02	Areas amended to accommodate revised design	JD	NB	JJP	08.10.21
P01	First Issue	AJ	JD	JJP	29.07.21

Status		Project No.	
FOR INFO		HW20949	

A614/A6097

CORRIDOR IMPROVEMENTS

MICKLEDALE LANE JUNCTION

LAND AFFECTED					
PINK AND BLUE AREAS					
Based upon					
Drawing No.		Drawing Title		Rev.	
20949/LLO/M003/00004		P05			



in partnership with

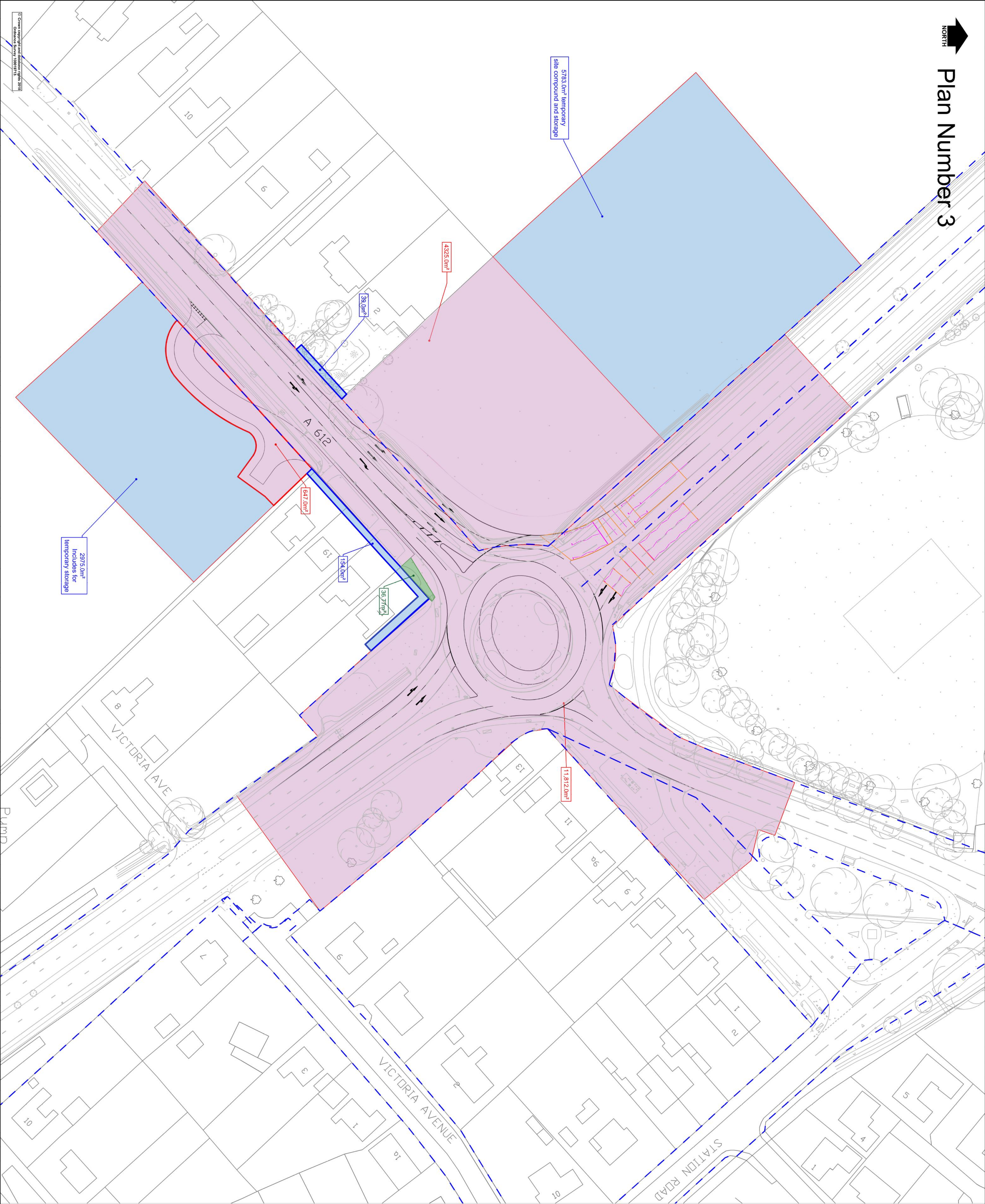


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Nottinghamshire, NG22 5ST

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Plan Number 3



NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
2. Do not scale from this drawing.
3. Measurements are given in metres unless otherwise stated.
4. Areas shown are approximate.

KEY

	Land to be acquired
	Land to be acquired for construction purposes
	Land to be transferred from Nottinghamshire County Council to land owner
	Existing highway boundary

P03	Transferred Land amended	DD	JJP	JJP	25/02/2022
P02	Pink and blue areas amended	AJ	JJP	JJP	26/05/2021
P01	New site compound added at junction with A612/A6097	JJ			
Rev.	Description	Drawn	Chkd	Auth	Date

A614/A6097 CORRIDOR
IMPROVEMENTS
006 LOWDHAM ROUNABOUT

Project No. HW20949

LAND AFFECTED
PINK & BLUE AREAS

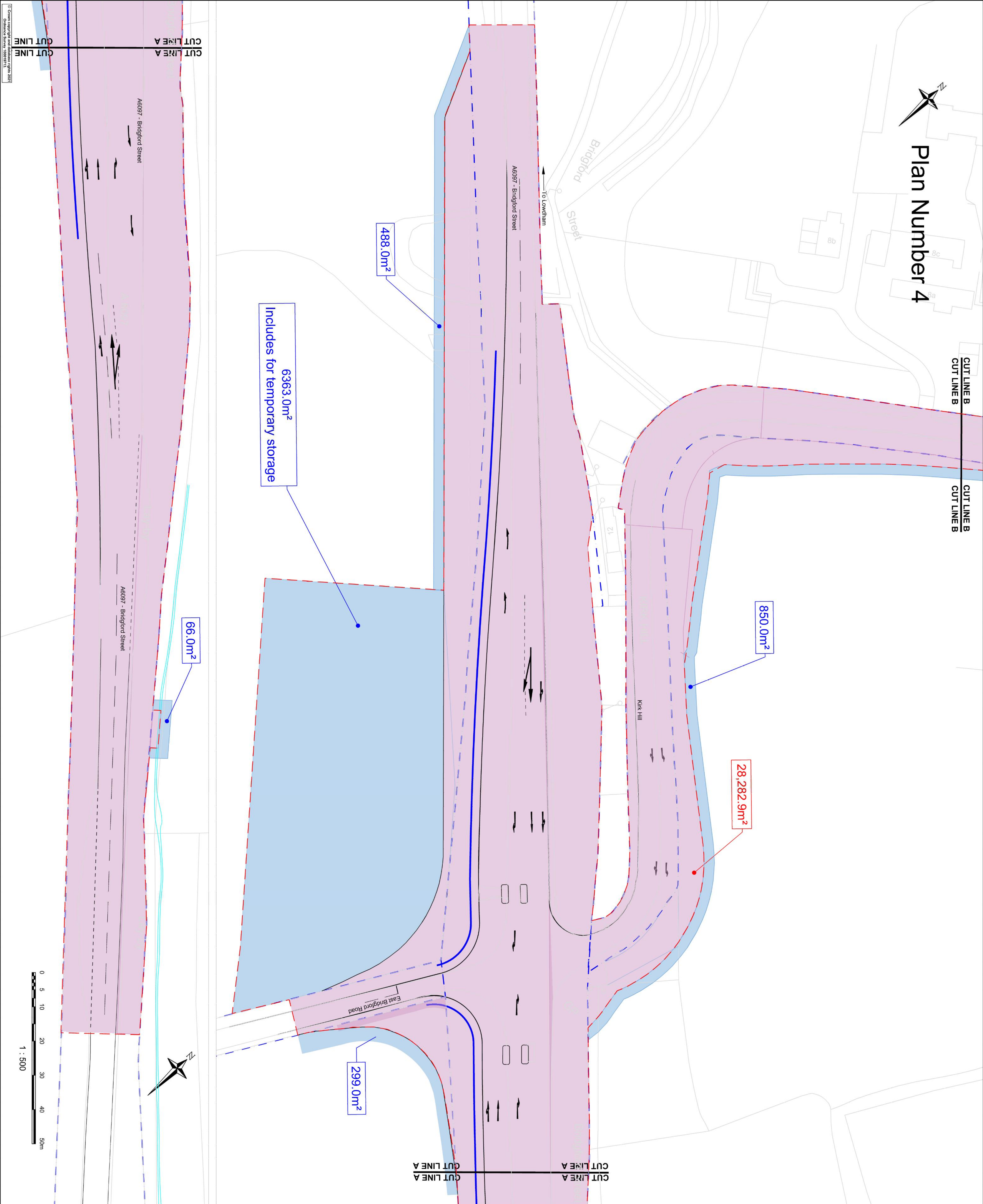
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Based upon
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Plan Number 4

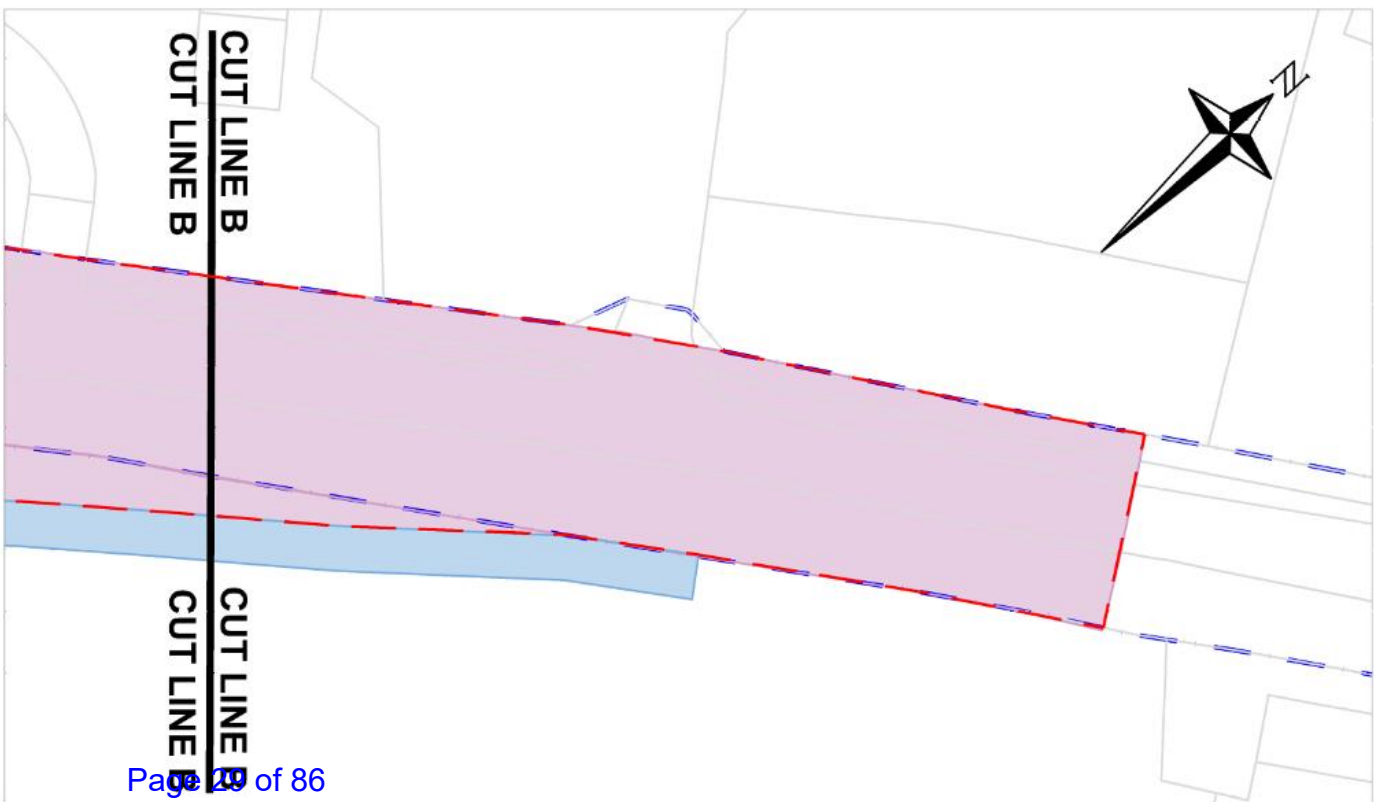


NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
2. Do not scale from this drawing.
3. All measurements are given in metres unless otherwise stated.
4. Areas shown are approximate.

KEY

	Land to be acquired
	Land to be acquired for construction purposes
	Existing highway boundary
	New highway boundary



P06	Scale bar added	NSB	NSB	NSB	10/12/21
P05	Existing highway boundary amended	NSB	NSB	NSB	30/09/21
P04	Pink and blue areas amended	NSB	NSB	NSB	01/09/21
P03	Pink and blue areas amended	AJ	JD	JD	02/07/21
P02	Pink and blue areas amended	AJ	JJP	JJP	01/06/21
P01	Site compound added to blue area	JD	JJP	JJP	11/12/20

A614/A6097 CORRIDOR IMPROVEMENTS KIRK HILL JUNCTION	
Sheet	Project No.
For Info	HW 20949

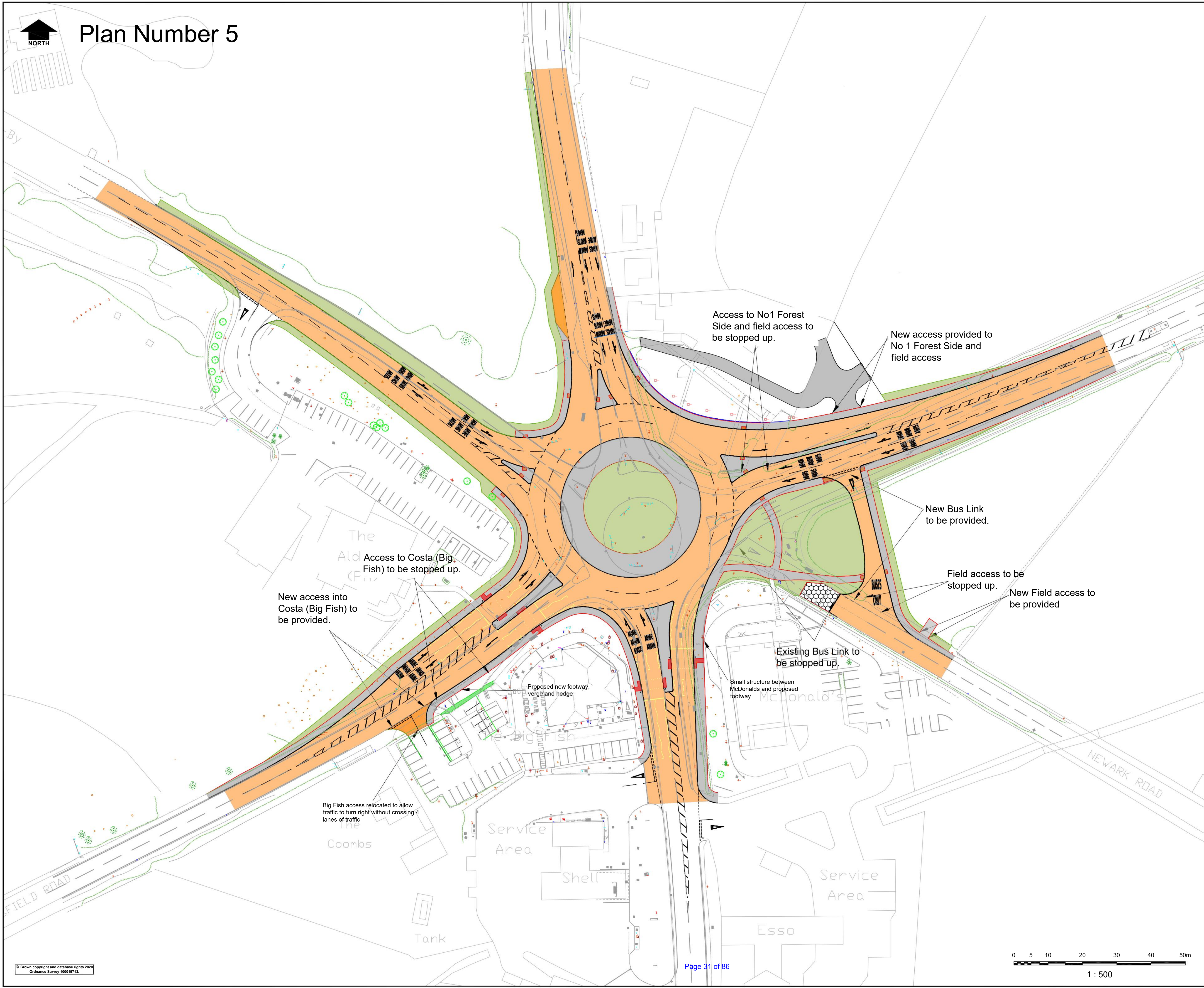
LAND AFFECTED PINK & BLUE AREAS

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	Auth	JJP	Traced	JD

Based upon 20949/LLO/KH007/00002 P06



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- NOTES**
1. This drawing shows the updated revised layout of the enlarged 60m ICD roundabout improvements.
 2. The lane arrangements are configured to suit the current and future traffic forecast (2033) requirements.
 3. The proposed lane destination markings are provided to suit the current and future peak flow and are suggested to compliment the road signage to reduce the potential conflict associated with vehicles crossing over lanes.
 4. The layouts are subject to further road safety audits which will be commissioned following the detailed design stage.
 5. The revised layout has been produced using updated topographical survey information obtained June 2018.
 6. The precise extents of private land are subject to change which may be required as a result of the the detailed design process. The extents of embankments/ earth slopes are shown for indicative purposes and are based on the assumption that adjoining land does not significantly fluctuate in level. Where private land interfaces are restricted in respect of widths available retaining features may be required at these locations. Further verification for the embankment interface will be determined once updated private land topographical survey information and detailed design information is available.
 7. A preliminary analysis has been undertaken to verify vertical design requirements, this has determined that the proposals could meet this design criteria if the speed limits on the approaches were altered to 30mph. Further verification in to the affect of the vertical design on to adjoining land is to be determined during the detailed design process.
 8. Refer to feasibility report produced August 2018 by Via EM Ltd. for further information on the proposals and the departures from standards required.

KEY

	Proposed Carriageway Areas
	Proposed Footways/Hardstanding Areas
	Proposed Verges

P04	field access added	MW	JJP	JJP	15/02/22
P03	Sections Added	MW	JJP	JJP	19/01/22
P02	New access provided to No1 Forest Side and scale bar added	JD	JJP	JJP	18/11/21
P01	First Issue	JD	JJP	JJP	30/09/21
Rev.	Description	Drawn	Ch'kd	Auth	Date

Project					
A614/A6097 CORRIDOR IMPROVEMENTS OLLERTON ROUNDABOUT					
Status	Project No.				
FOR INFO	HW20949				

Drawing Title			
GENERAL ARRANGEMENT			
Scale	Drawn		Date
	AP		20.02.2019
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Drawing No.			Rev.
Based upon			
20949/GEN/O001/00003			

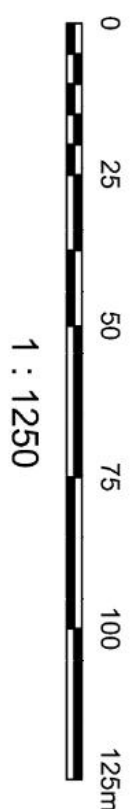


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Nottinghamshire, NG22 8ST

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1. Layout shown is indicative and may change with detail survey and design.

2. Speed/assumes: Single speed limit on Micklefield Lane and 40mph limit on the A1030. The speed limit on the A1030 is 40mph, but the speed limit on the A1030 is 40mph.
3. The process assumes that the speed limit on the A1030 is 40mph. The speed limit on the A1030 is 40mph. The speed limit on the A1030 is 40mph.
4. No land take/stand for potential drainage outfall, balancing ponds if needed, or land for mitigating environmental effects.

KEY

Red Line Planning Boundary

Existing Highway Boundary

Proposed carriageway

Proposed pedestrian/cyclist shared footway
(2.5 m wide)

Proposed hardstanding/ splitter island (m footway)

Proposed grass verge

Potential embankment/cutting slopes

Restricted access road

Proposed 10 metre lighting column incorporating a single 1.2 metre length bracket shall be fitted with a side entry mounted 64led lantern completer with pre-programmed dimmed driver and 5/7 pin nema socket housing a 20/20 lux photocell. (designed using a holophane v-max neutral white 64LED LANTERN)

(matrix reference: vmx.2.a174.w4.212.w18_1.8.52km)



Proposed Traffic sign

Page 33 of 86

**A614/A6097
CORRIDOR IMPROVEMENTS
MICKLEDALE LANE JUNCTION**

Status	Project No.
PLANNING	HW20949

Drawing Title

Drawing Title

GENERAL ARRANGEMENT FOR

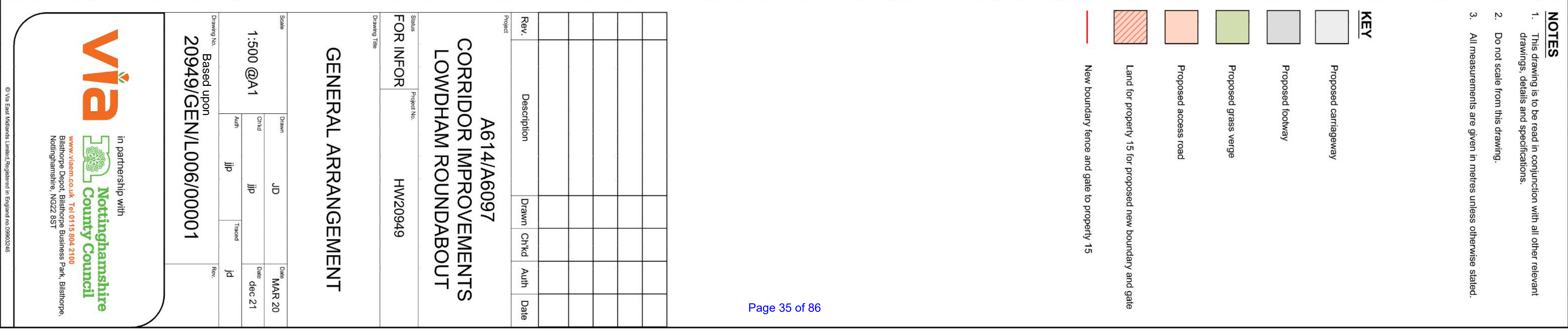
PLANNING

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	NSB	10/12/21

Drawing No. _____
Based upon _____

20949/GEN/M003/00006





CUT LINE A
CUT LINE A

CUT LINE A
CUT LINE A



NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
2. Do not scale from this drawing.
3. All measurements are given in metres unless otherwise stated.

KEY

- Proposed new carriageway and existing carriageway overlay/surface
- Proposed grass verge including visibility splays
- Proposed 5m wide Bridleway in the form of a 5m wide grass verge
- Existing footway overlay
- Cutting Slopes at 1:3 gradient
- Proposed Highway boundary
- Proposed 10 metre lighting column incorporating a single 1.25 metre length bracket still to be fitted with a side entry mounted 64led lantern complete with pre-programmed dimmed driver and 5/7 pin nema socket housing a 20/20 lux photocell. (designed using a holophane v-max neutral white 64LED LANTERN) (matrix reference: vmx.21a174v4x21w18_18.524lm)
- Proposed Traffic sign
- 4m Standard signal pole with nail retention socket (600mm planting depth)

CUT LINE A
CUT LINE A

CUT LINE B
CUT LINE B

CUT LINE B
CUT LINE B

CUT LINE B
CUT LINE B



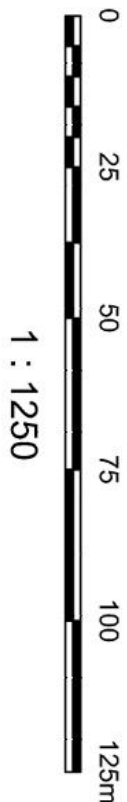
A614/A6097
CORRIDOR IMPROVEMENTS
KIRK HILL JUNCTION

PLAN 20949

GENERAL ARRANGEMENT
FOR PLANNING

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20949/GEN/KH007/00006



1 : 1250

8 March 2022**Agenda Item: 6****REPORT OF THE CORPORATE DIRECTOR, PLACE****SOCIAL HOUSING DECARBONISATION FUND – WAVE 1 BID AWARD OF FUNDING****Purpose of the Report**

1. The purpose of this report is to provide an update on the Wave 1 bid submission to the Social Housing Decarbonisation Fund and the successful award of funding working with district council partners Mansfield and Bassetlaw (“the Districts”).

InformationSocial Housing Decarbonisation Fund (“SHDF”)

2. SHDF is a grant based funding programme being delivered by the Department of Business, Energy and Industrial Strategy (“BEIS”). SHDF is linked to the 2019 Conservative Manifesto pledge whereby £3.8bn would be utilised over a 10 year period in order to improve the energy performance of social rented homes. The SHDF forms part of a suite of funding streams provided by Central Government to help improve energy efficiency and decarbonise the built environment. In Nottinghamshire, the SHDF has been used for innovation focussed “Whole House Retrofits”, improving as many fuel poor social rented homes as is reasonably practicable to a minimum of EPC Band C. Other funding streams include (for example) the Public Sector Decarbonisation Scheme and the Green Homes Grant (Local Authority Delivery Scheme).
3. The first phase of SHDF was the creation of a Demonstrator whereby BEIS allocated £62m in late Autumn 2020 to various partners to deliver innovative retrofit social housing projects. The Council working with the Districts and the Arc Partnership (“Arc”) successfully submitted a bid of £0.75m to the Demonstrator (matched by an equal contribution from the Districts) to secure retrofit works to 25 social housing properties (“Demonstrator Project”). The Demonstrator Project has provided valuable insight and learning experience to all partners and this will continue to inform the next Wave of the project.
4. SHDF funding will be released over a number of years in different Waves with the expectation that the requirements will change as BEIS alongside social housing landlords take the learnings from prior Waves in understanding the issues and challenges of delivering whole house retrofit work at significant scale.
5. Wave 1 reflects this continuous learning and feedback principle. Specifically BEIS are seeking to test and learn where the retrofit approach is very much focussed on dealing with the external envelope of the building; i.e. a fabric first solution.

Wave 1 Bid Status

6. Given the successful bid and current delivery of the Demonstrator Project the Council, Districts and Arc reviewed the Wave 1 bid guidance and following relevant approvals submitted a Wave 1 bid on 15 October 2021.
7. Working in partnership with the Districts significant input for the Wave 1 bid was provided especially in relation to identification of potential properties; data on condition and energy performance of properties; and insight on practical delivery considerations (e.g. resident perspective on works).
8. Aligned with BEIS's objectives, the Wave 1 Bid placed an emphasis on prioritising properties from both Districts where the current energy efficiency rating was very low; i.e an approach which focussed on dealing with properties on a "worse first" basis. In turn this targeted investment would help those residents manage and deal with energy bills and help alleviate fuel poverty concerns.
9. BEIS announced on 7 February 2022 that 69 local authorities had been offered funding which included the Council's Wave 1 bid.
10. The Council have been allocated c. £0.5m of grant funding which will be combined with capital contributions from the Districts to deliver retrofit works to 26 social housing properties owned by the Districts.

Implications

11. As with the Demonstrator, BEIS will require the Council to enter into a binding Memorandum of Understanding ("MoU") which confirm delivery targets, performance monitoring and the conditions under which BEIS can clawback grant funding. It is expected that the MoU will be similar to that signed by the Council in relation to the Demonstrator.
12. In turn the Council will seek to enter into a separate memorandum of understanding with the Districts which confirm their obligations and responsibilities to the Council in its role as accountable body for the grant funding. A similar document was created and signed for the Demonstrator and will be utilised for Wave 1 purposes.

Financial Implications

13. There are no financial obligations to the Council as a result of securing Wave 1 grant funding. The BEIS grant will be combined with capital contributions from the Districts in order to fund the proposed capital works. Approval is being sought, through the appropriate processes, to vary the capital programme to reflect the Wave 1 programme of work.

Other Options Considered

14. Not applicable

Reasons for Recommendations

15. Ability to secure grant funding of c. £0.5m from BEIS to undertake low carbon retrofit work.
16. Building on the work of the Demonstrator accepting the Wave 1 grant funding will enable the Council and its partners to deliver against a number of strategic objectives including

contributing towards a net zero carbon future; stimulating a green supply chain economy; and helping to alleviate fuel poverty.

17. Wave 1 will maintain and build on the strong partnership links and infrastructure created between the Council, the Districts and Arc in terms of the planning and practical delivery of low carbon projects which bring benefits to a wide range of stakeholders.
18. As highlighted above, Wave 1 will focus on testing and learning about a fabric first approach to retrofitting social housing stock. This learning will be invaluable to the Council and all partners, especially for District partners contemplating external wall insulation through their own capital replacement programmes.
19. The BEIS funding will be released in a number of waves (Wave 2 bidding is expected to open in the next financial year); accepting Wave 1 funding and delivering the project outcomes should help the Council and its partners with potential future bids.

RECOMMENDATIONS

- 1) That the Committee celebrate the additional funds and accept the SHDF Wave 1 grant funding allocation from BEIS (subject to the variation to the capital programme).
- 2) Committee delegates authority to the Corporate Director, Place (or his nominee) in consultation with Group Manager, Legal Services to agree the BEIS MoU and the Districts MoU to deliver the scheme.
- 3) That the Committee consider bidding for future SHDF funding rounds (subject to review of detailed funding guidance and approval to submit specific bids).

Adrian Smith
Corporate Director, Place

For any enquiries about this report please contact: Matthew Neal, Service Director, Investment and Growth, Matthew.Neal@nottsc.gov.uk , Tel: 0115 977 3822.

Constitutional Comment (CEH 24/02/2022)

20. This report falls within the remit of Economic Development and Asset Management Committee. Legal advice is being sought on the legal agreements and other considerations such as procurement issues and subsidy control in respect of this scheme.

Financial Comment (GB 16/02/2022)

21. Once the value of the capital grant and the contributions from Districts have been confirmed there will be a requirement to vary the capital programme through the usual approval processes before expenditure is incurred.

Background Paper and Published Documents

- Social Housing Decarbonisation Fund Wave 1 Bid Submission – Policy Committee 14th October 2021
- Social Housing Decarbonisation Fund Guidance, published 27 September 2021 and available online [here](#)
- [Social Housing Decarbonisation Demonstrator](#). Report to Policy Committee, 9th December

Electoral Divisions and Members Affected

- All within the district council areas of Bassetlaw and Mansfield.

REPORT OF THE SERVICE DIRECTOR FINANCE, INFRASTRUCTURE & IMPROVEMENT

ECONOMIC DEVELOPMENT AND ASSET MANAGEMENT PERFORMANCE REPORT FOR QUARTER 3 PLACE CORE DATA SET

Purpose of the Report

1. To provide the Committee with an update of performance for Communities and Place for quarter 3 2021/22 (1 October 2021 to 31 December 2021).

Background

2. The Council's Planning and Performance Framework establishes the approach that the Council takes to planning and managing its performance to deliver effective and responsive services.
3. The Council has agreed that the key measures of its performance will be defined through a number of core data sets which are detailed in its Council Plan and each of its Departmental Strategies. Performance against these core data sets is reported to committee every three months (quarterly) to support the performance management of the delivery of services.
4. Key measures from the existing Council Plan (2017-2021) will continue to be reported until a new Council Plan can be established, and the subsequent core data set agreed upon.
5. At Full Council on November 25th, 2021, the Nottinghamshire Plan 2021-2031 was unanimously agreed. The Nottinghamshire Plan is a new, ambitious plan for the County Council, which sets out the strategic vision for the future of Nottinghamshire and the local authority. The Place Leadership team will begin working on revising performance indicators to support the plan and its ambitions over the coming weeks.

Information and Advice

6. The full Core Data Set is included in Appendix A, and when considering the appendix it should be noted that:
 - The previous figures are for the preceding quarter or financial year (2020/21), although in some cases this is highlighted as not applicable where the data is unavailable for the previous quarter/annual.
 - The appendix also indicates whether the measure is

- a cumulative measure (C) which shows performance from 1 April 2021 to 31 March 2022,
 - a measure which is reported annually (A),
 - or a measure which only includes the value for the individual quarter
7. The report highlights those core data set measures which have been identified as a risk in the appendix based on the latest performance figures.
 8. The report also acknowledges Arc Partnership, a joint venture developed by NCC and Scape Group, who work closely with local communities, providing value for money, treating people fairly and creating a better built environment for everyone. Arc's services include design & project management, construction services and repairs & maintenance.

Core Data Set

Growth & Economic Development

9. Thanks to the buy-in to improving the digital infrastructure from the leadership of the Council, Nottinghamshire has cemented its position in the top three most digitally connected counties in the United Kingdom (UK), through its range of strategies, policy initiatives, investment and capital funding.
10. The Digital Connectivity Team already has an outstanding record of delivering world-class digital infrastructure - particularly the successful rollout of superfast broadband. Standing at 76% coverage in 2011, the achievement is now 98.7% - a figure that is 2% higher than the national average and of our neighbouring counties. The programme is now aiming at the goal of achieving 99% by end of 2021/22.
11. Take-up in the county continues to rise and is among the highest in the country. This demonstrates that the demand and appetite to remain at the leading edge of digital connectivity is important for our businesses and communities. Today, where our new digital infrastructure has been installed, over 73% of premises (homes and businesses) have made the switch to high-speed Internet access. This has triggered the contractual gainshare mechanism for the next seven years. This gainshare funding will be made available to fund further improvements to the county's digital infrastructure in the future.
12. In order to connect remote properties and rural communities, the Council has invested £750K of the gainshare income to the gigabit broadband voucher scheme. So far, over £375,000 of the Council's top-up funding has been utilised for 475 premises in the county, which means the Council have contributed £793 per premise to help deliver gigabit connectivity.

Property Asset Management

13. The Council owns a total of 26 light industrial units grouped over a number of courts, comprising of 10,931 square meters of accommodation. The units were originally provided as economic development projects to aid small businesses and create jobs, however demand for them remains high. As of Q3 21/22, the occupation rates of Council owned industrial units were 96% with one unit vacant.

14. For Q3 21/22, occupation rates for the managed workspace in the Worksop Turbine Innovation Centre was 94%. The Turbine, which was built in 2005/06 using a combination of capital funds from the European Regional Development Fund (ERDF), Single Programme funds and the County Council's own capital contribution, is Council owned and features a 2,145 square meters of lettable workspace.

For the period of Q2 21/22 the % of statutory inspections undertaken within target timescales was 98.3%, with the % of non-statutory inspections undertaken within target timescales at 97.4%.

Financial Performance

15. For 2021/22, the revenue budget for the Economic Development and Asset Management Committee is £21.458 million. As of the end of Q3 2021/22, the forecast outturn against this budget is £22.7401.084 million resulting in a forecast positive variance of £718,000. A summary of the Economic Development and Asset Management financial performance is included as Appendix B. The majority of the forecast positive variances are due to staffing vacancies within economic development, facilities management and property services.

Other Options Considered

16. This report is provided as part of the Committee's constitutional requirement to consider performance of all areas within its terms of reference on a quarterly basis. The departmental strategy was agreed on 24 January 2018 and the format and frequency of performance reporting were agreed by Improvement and Change Sub Committee on 12 March 2018. Due to the nature of the report no other options were considered appropriate.

Reason/s for Recommendation/s

17. This report is provided as part of the Committee's constitutional requirement to consider performance of areas within its terms of reference on a quarterly basis.

Statutory and Policy Implications

18. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

19. That the contents of the report be noted.

Nigel Stevenson

Service Director for Finance, Infrastructure & Improvement

For any enquiries about this report please contact:

Chris Williams
Business Intelligence Partner
T: 0115 8041841
E: chris.williams@nottsc.gov.uk

Constitutional Comments (EP 07/02/2022)

20. The Economic Development and Asset Management Committee is the appropriate body to consider the content of the report under its terms of reference. If Committee resolves that any actions are required, it must be satisfied that such actions are within the Committee's terms of reference.

Financial Comments (RWK 27/01/2022)

21. There are no specific financial implications arising directly from the report. The financial performance of the Economic Development and Asset Management Committee up to the end of Q3 is set out in Appendix B.

Background Papers and Published Documents

22. The performance measures included within Appendix A are measures which have previously been included within the performance section of committee reports. These committees are as follows; communities committee, transport and environment committee, personnel committee, planning and rights of way committee and finance committee.

Electoral Division(s) and Member(s) Affected

All



Key Performance Indicators	Nottinghamshire				
	Latest	Target	Previous	Period	Risk
Growth & Economic Development					
Number of people accessing the skills portal	3,021 views 709 unique users	2000 views 800 unique users	2,730 views 589 unique users	Q3 21/22	
Number of businesses supported through the partnership with the Growth HUB (C)	599	1000	520	Q3 21/22	
Number of premises able to access a super or ultrafast digital network	607	569	613	Q3 21/22	
Number of schools supported with enterprise activity via the Enterprise Co-ordinators and associated activity (C)	49	48	49	Q3 21/22	
Place Commissioning - Property Commissioning					
Number of additional school places required by CYO created (A)	100.0%	100%	100%	2020/21	
Capital projects completed on time (from Arc) (A)	100.0%	100%	100%	2020/21	
% of Project Cost (Total) < Base Budget (from Arc) (A)	100.0%	100%	100%	2020/21	
Property Asset Management					
Occupation rate of LA owned Light Industrial Units	96.0%	95%	96.0%	Q3 21/22	
Occupation rate of The Worksop Turbine	94.0%	95%	97.0%	Q3 21/22	
% of statutory inspections undertaken within timeframe	98.3%	95%	95.0%	Q3 21/22	
% of non statutory inspections undertaken in target timeframe	97.4%	95%	97.0%	Q3 21/22	
<p align="center">Key: (C) = cumulative measure updated from 1 April to end of reporting quarter (A) = annual measure updated from previous financial year, or current financial year if quarter 4 and data is Risk Key: (R) = Red, (A) = Amber, (G) = Green</p>					

Economic Development and Asset Management Committee - Period 9 2021/22

Previous Forecast Variance P6 £000	Change in Variance £000	Service	Annual Budget £000	Actual Spend £000	Year-End Forecast £000	Latest Forecast Variance £000
(61)	(111)	Economic Development				
		Economic Development	2,094	(25)	1,922	(172)
0	0	Place and Major Projects	0	63	0	0
0	0	Transport Planning and Programme Development	233	(548)	233	0
		Growth and Development(Property and FM)				
(97)	(159)	Facilities Management County Offices	4,081	3,247	3,825	(256)
(151)	(128)	Property and Estates Practice	1,023	295	744	(279)
(80)	23	Property Strategy and Information	1,180	797	1,123	(57)
		Commissioning (Property)				
0	0	Building Maintenance and Compliance	4,764	2,059	4,764	0
0	0	Building Maintenance County Offices	509	221	509	0
15	28	Children's Centres	1,501	1,128	1,544	43
0	0	PFI/Bassetlaw/East Leake	5,195	4,791	5,195	0
0	0	Property Commissioning Staffing	468	309	468	0
		Planning				
48	13	Development Management	269	175	330	61
10	0	Planning	454	334	464	10
(68)	0	Highway Development Control	655	619	587	(68)
		Professional,Technical and Advisory				
0	0	Insurances, Recharges and Internal Services	987	987	987	0
(384)	(334)	Economic Development and Asset Management Total	23,413	14,452	22,695	(718)
		<u>Transfers To (From) Reserves</u>				
0	0	PFI/Bassetlaw/East Leake	225	0	225	0
0	0	Economic Development	(180)	0	(180)	0
0	0	Building Maintenance and Compliance	0	601	0	0
0	0	Economic Development and Asset Management Total	45	601	45	0
(384)	(334)	ECONOMIC DEVELOPMENT AND ASSET MANAGEMENT	23,458	15,053	22,740	(718)

8 March 2022**Agenda Item: 8****REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH****CORPORATE LANDLORD MODEL FOR THE DELIVERY OF PROPERTY
SAFETY AND FACILITIES MANAGEMENT SERVICES****Purpose of the Report**

1. To consider and approve the full implementation of a corporate landlord approach to the delivery of property safety and facilities management across the Councils operational property estate and to approve the revised staffing structure to support such corporate landlord approach. To note the benefits of this approach and how the implementation and benefits can be achieved within existing budgets with future opportunity for efficiencies to drive down costs following consolidation of resources.

Information

2. The Council occupies and manages an estate of over 1,000 assets including schools, libraries, social care buildings, youth clubs, offices and smallholdings with a combined value of over £700m and a typical annual running cost in excess of £30m. The use of this estate is integral to operational services meeting the challenges of the Council Plan. In 2018, the Council embarked on a transformation programme to enable its better discharge of its asset management responsibilities and support to Nottinghamshire's investment and growth agenda.
3. The programme delivered the Corporate Property Strategy 2018 – 2023 as approved by Policy Committee on 17th October 2018; a restructure of the property service; the transfer of elements of property compliance work to Arc Partnership; the establishment of a Group Manager Property Asset Management who embodies the role of corporate landlord and owns the corporate property strategy; new property governance arrangements, and an array of management process and system information improvements.
4. Progress with the Corporate Property Transformation Programme was reported to Policy Committee on 16th October 2019 which authorised the development of the corporate landlord model and on 9th December 2020 Policy Committee received a report of the closure of the programme which noted progress towards the development of an operating model for delivery of corporate landlord facilities management services with a view to a further report being brought for implementation. Economic Development and Asset Management Committee on 2nd November 2021 received a report on the Review of the Investing in Nottinghamshire programme and approved the creation of the Team Manager Property Safety and Facilities Management to help the implementation of the new proposals. This post has now been recruited to.

5. The introduction of a corporate landlord approach to the governance and management of the Councils property portfolio is a key principle of the corporate property strategy with the programme having provided clarity over the corporate approach to property governance with a remaining focus on the corporate landlord approach to the delivery of facilities management and operational functions including property safety to properly support service departments in their service delivery.
6. For property safety and facilities management the Council currently operates under a dispersed model with officers from occupying departments taking responsibility for elements of the management of property and property related budgets held in Departments.
7. The corporate landlord approach involves drawing together staff, resources and budgets in order to proactively manage property and land at a corporate level as a corporate resource, to support the Council's vision for the portfolio, to ensure property safety and enable services to concentrate on their delivery to better serve citizens, staff and partners who use the Council's estate.
8. Managing property and land holdings corporately means a strategic, joined up approach to maximising their contribution to Council objectives, support to services and identifying opportunities for economic regeneration and development. The property portfolio will be managed effectively and the right money spent on the right buildings at the right time by a forward facing property service with a clear understanding of what it needs to deliver. It will replace a fragmented system in which premises-related budgets and maintenance responsibilities were dispersed across departments.
9. Under the corporate landlord model for facilities management it is proposed that responsibilities currently held by the network of officers in Departments and premises management activities undertaken by on site staff will be discharged by the Property Safety and Facilities Management team under the Group Manager Property Asset Management, which will specify and instruct as well as providing building compliance and facilities management services directly. The model will provide a greater level of assurance to the Council of the estate which is especially important in post Grenfell times where clearly defined responsibilities delivered by competent personnel are key. A centralised model affords better visibility of current compliance position, ensures consistency of approach and delivers inspection regimes more effectively.
10. The new model of operation will introduce greater co-ordination and control by providing:
 - A focal point for the management and maintenance of the estate
 - A standard approach to estate management and compliance
 - Increased corporate control of risk management
 - Clearer processes
 - Clearer specifications and standards
 - Greater spend control and visibility
 - Improved supply contract arrangements
 - Less bureaucracy
11. Departments currently hold budgets for a range of buildings related items such as rent, repairs, cleaning and refuse collection which would be more appropriately held by the corporate landlord.

12. This will be a new model for Property Asset Management comprising functions from within existing property related teams with functions currently undertaken by staff from other areas of the Council. The new model will:
- Continue to commission large scale changes to the estate, through Arc Partnership
 - Continue to manage the planned maintenance programme, including technical compliance
 - Performance manage premises-related supply contracts
 - Set buildings compliance policy in line with regulations
 - Control non-technical compliance checks, eg fire alarms, extinguishers, exits
 - Provide premises support across the estate, resolving issues and authorising repairs

The Proposals

13. In order to create a central service, it is intended to form a new team within Property Asset Management, an existing Group in Place Department, where the activities, staff and budgets providing property safety and facilities management services across the estate can be brought together to provide a corporate landlord approach. The model of delivery will then follow the model provided for other property services in Property Asset Management with a combination of direct delivery and commissioning of services through the Property Commissioning Team. Target implementation date is 1st April 2022. The consolidation of resources and benefits realisation will be within existing budgets and give the ability for future efficiencies to be identified to drive down costs.
14. The delivery model for the new service will see the creation of a new team called Property Safety and Facilities Management under a new Team Manager. The team will be split into three sub teams being Site Services, Property Safety and Facilities Management and Business administration.
15. The Property Safety sub team will be the key area of direct delivery of services. The team will include the premises and caretaking staff based on sites and they will be fundamental to the day-to-day operation of the buildings to support services, and significantly to ensure that all statutory compliance activities are undertaken in a consistent manner across all sites. This will include water hygiene management, asbestos condition monitoring and fire safety building checks.
16. The Team Leader and the Property Safety and Maintenance Technicians will be responsible for implementing the Council's property safety policies, monitoring performance against standards, processes and procedures and managing the onsite staff. The CDM specialist will ensure all construction projects are conducted in line with CDM regulations, complete CDM compliance inspections and make sure all CDM client duties are fulfilled by NCC colleagues. This team will also ensure remedial actions following building safety inspections completed by contractors and risk assessments are completed in line with recommendations and auditing of contractor quality standards and performance. The Team Leader will be responsible for overseeing all building safety inspections, audits and accompanying remedial works.
17. The Site Services sub team will be responsible for ensuring the provision of the main services to sites to include cleaning, repairs and maintenance, waste, landscape maintenance and security. The team will ensure standards and specifications are set, using condition survey and other data, and met, be the main point of contact with stakeholder occupants on these matters and will instruct the various services through the Property Commissioning team.

18. The team will manage budgets and provide a client support role for occupants on larger projects. The team will consult with occupiers over levels of service and programmes of works, particularly for repairs and maintenance for which an annual planned maintenance programme will be designed and delivered based on priorities. This team will seek to ensure all properties are captured in schedules of works for the various activities, look for opportunities to make savings through consolidation of contracts and project delivery and seek value for money in all activities. The greening of the estate will be a key priority.
19. To complement the new approach there will be changes within the Property Commissioning team to increase their contract management and commercial resource to recognise the significant extra services that they will be commissioning and the opportunities presented from central procurement and delivery of the services.
20. The Property Commissioning team will continue to commission all design, build and maintenance projects through Arc Partnership. The creation of a contract and commercial sub team will bring together into one place the commercial management of all property related contracts. The sub team will also undertake the planning for programme delivery, co-ordinating the works required across the various building improvement, facilities management and maintenance programmes delivering on agreed priorities within available budgets and timelines. Continued performance management and VFM assessment of the Arc Partnership contract and across the other various property contracts and arrangements alongside the transactional processes of order raising, invoice processing and bill validation.
21. The Energy Management officers transferring into the sub-team will continue to administer the energy contracts and provide support and guidance across the corporate estate and schools for energy management, energy efficiency, renewables and water management alongside associated energy services and projects.
22. The Business Administration sub team will be the main point of contact for the corporate landlord and hence Property Asset Management as a whole. Enquiries will be directed to relevant officers and progress tracked to ensure responses are sent in reasonable timeframes. This team will support the function, ensuring invoices are raised, orders processed and meetings are accurately documented. The Team Leader will manage the Landlord Consent process and ensure all applications are reviewed by the correct council officers and technical experts and dealt with swiftly. Liaison with schools and building tenants will be vital to ensure projects are completed safely and in line with Council guidelines where relevant.
23. The proposed new staffing structures to support the new service are included within the appendix to this report.

Other Options Considered

24. Retention of the current dispersed approach to this service which the Council is seeking to move away from for the reasons outlined within this report.

Reasons for Recommendations

25. The recommendations will enable the adoption of a corporate landlord approach to the provision of property safety and facilities management across the Councils operational estate.

Statutory and Policy Implications

26. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial implications

27. The purpose of the revised staffing structure is to provide more effective teams working towards the Property Service Corporate Landlord Model, with the cost of the proposed structure being £3.13m (pending formal confirmation of pay grades). Existing Place Dept. budgets of £2.47m will be supported by transfer of staffing budgets from Depts: ASCPH £0.28m (with a further £0.06m to follow); and CYP £0.20m. The additional cost of £0.12m for staffing will be contained within existing Property Services budgetary provision and therefore the benefits of the new approach can be achieved without any impact on existing Council budgets. Once the new service is in operation and consolidation is achieved the service can then look towards efficiencies driving down costs.

Public sector Equality Duty Implications

28. The restructuring to create the corporate landlord function will be carried out in accordance with Nottinghamshire County Council's employment and equalities policy.

Human Resources Implications

29. The proposal has been subject to a three-week formal consultation period and there is ongoing discussion with the affected staff and their union representatives about the proposed changes.

Implications for Service Users

30. The proposals will give greater control over property safety and facilities management to the new service giving greater comfort to services and their users that the property is kept safe in accordance with legislation through implementation of consistent Council policy and processes.

Implications for Sustainability and the Environment

31. The proposed delivery structure for the service will reflect the priorities for the Council, particularly the climate and environmental challenges and ambitions for sustainable growth. The Council's property estate provides a significant element of the Council's carbon emissions and bringing all property related services together under a corporate landlord model will enhance the Council's ability to provide and implement a carbon reduction strategy for the built estate.

RECOMMENDATIONS

- 1) It is recommended that Committee support the proposals for the full implementation of a corporate landlord approach to the delivery of property safety and facilities management across the Council's operational property estate and

- 2) approve the proposed restructure of staffing to deliver such corporate landlord approach as detailed in this report.

Matthew Neal
Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble, Group Manager Property Asset Management 0115 977 3045

Constitutional Comments (CJ 11/02/2022)

32. The recommendation falls within the remit of the Economic Development and Asset Management Committee by virtue of its terms of reference.

Financial Comments (RWK 14/02/2022)

33. The financial implications are set out in paragraph 27 of the report. The additional costs of the proposed restructure estimated at £120,000 will be met from within the existing revenue budget allocation for the Property Safety and Facilities Management Service.

HR Comments (JP 10/02/2022)

34. The proposals have been subject to formal consultation with staff and the recognised trade unions. The implementation of the recommendations will be undertaken in accordance with the County Councils agreed employment policies and procedures, including enabling, redundancy and redeployment.

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.

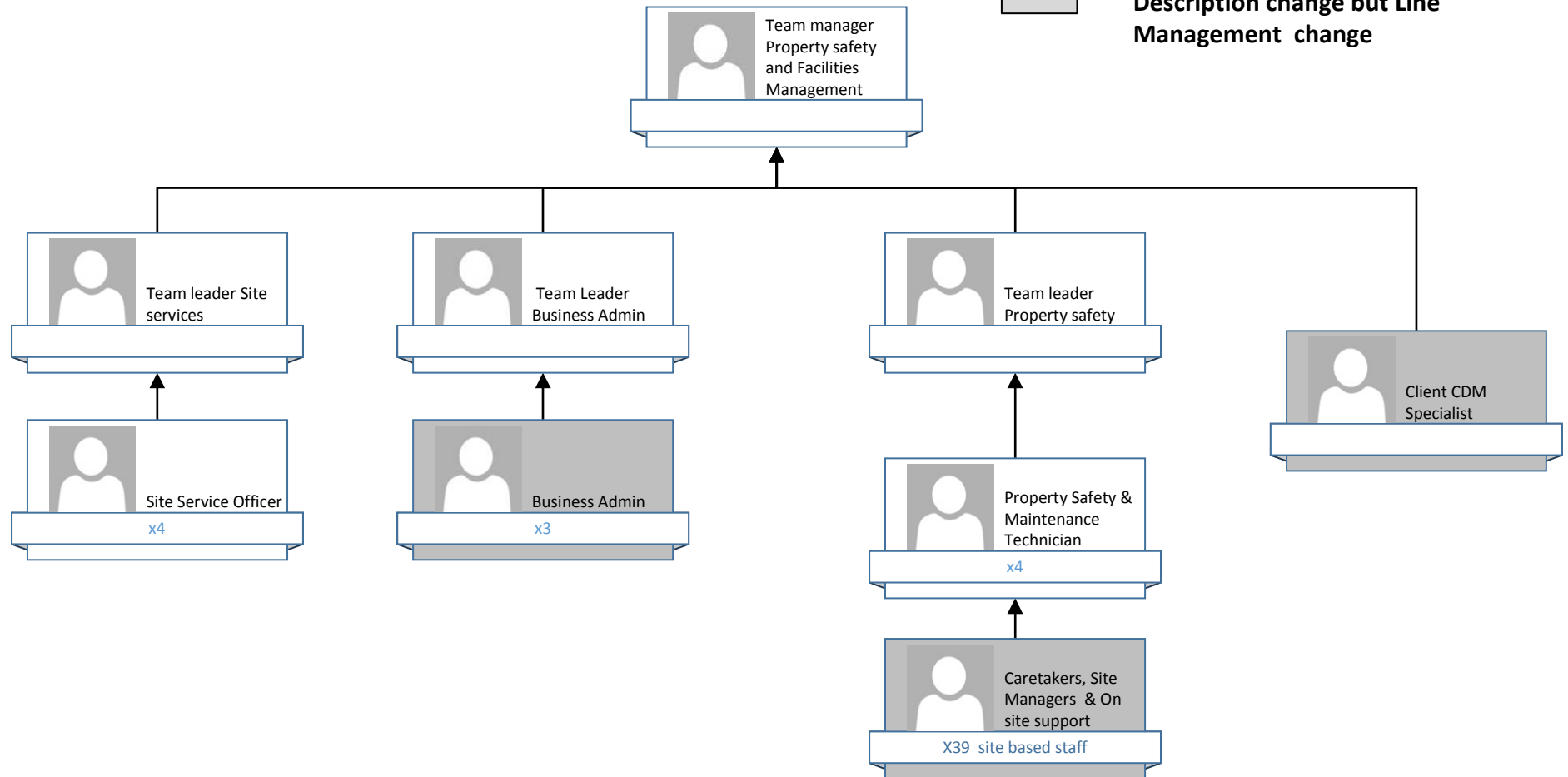
- Corporate Property Transformation progress – Policy Committee 17th October 2018
- Corporate Property Transformation Programme – Policy Committee 16th October 2019
- Property Transformation Programme Closure – Policy Committee 9th December 2020
- Review of the investing in Nottinghamshire Programme – Economic Development and Asset Management Committee 2nd November 2021

Electoral Division(s) and Member(s) Affected

- All

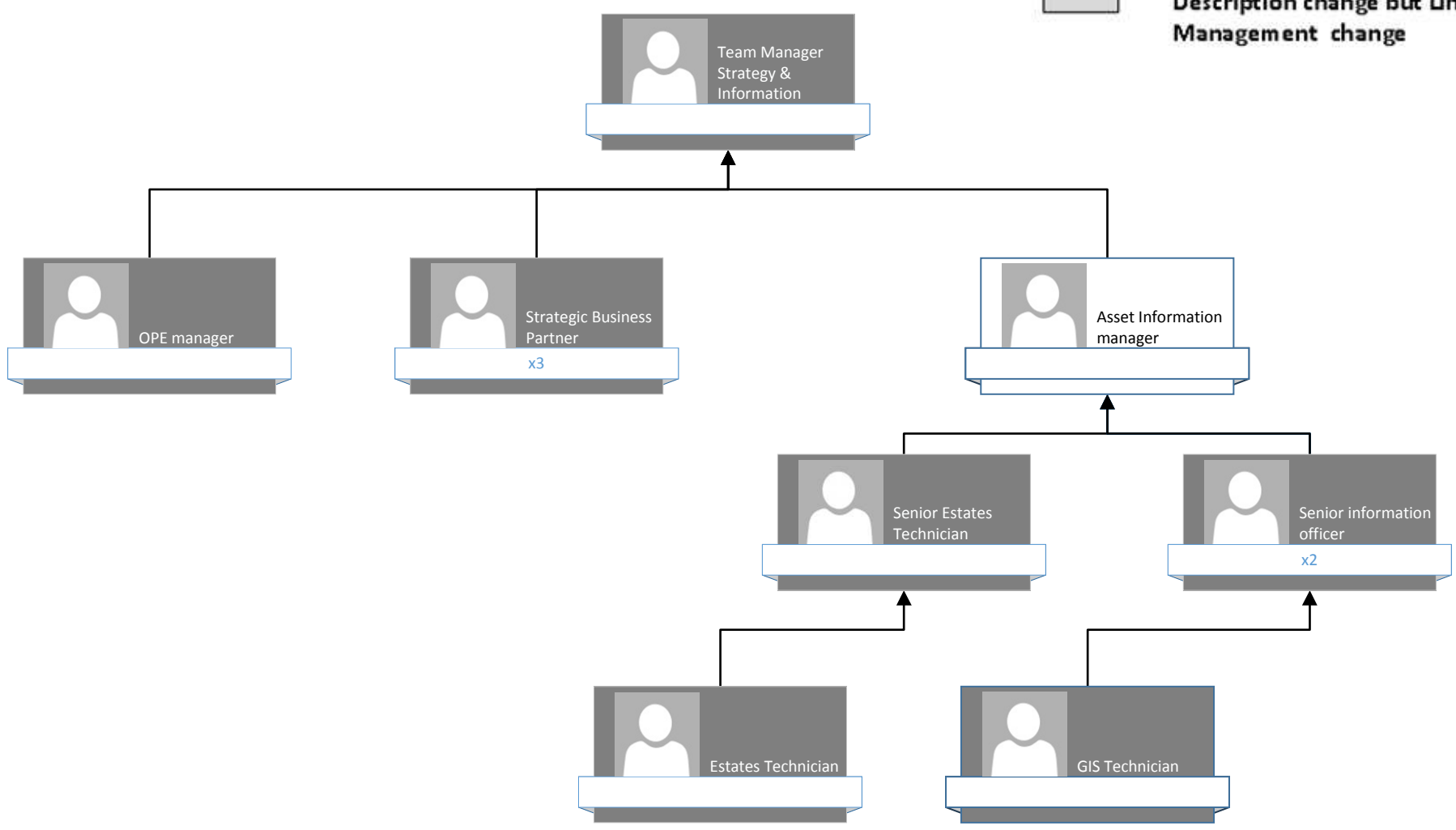
Property Safety & Facilities Management

KEY;
White boxes - new role / new Job Description
Dark grey boxes – existing role; no change to Job Description
Light grey boxes – No Job Description change but Line Management change



Property Strategy & Information

- KEY;**
- White boxes - new role / new Job Description
 - Dark grey boxes – existing role; no change to Job Description
 - Light grey boxes – No Job Description change but Line Management change



Property Contracts & Commercial

KEY;



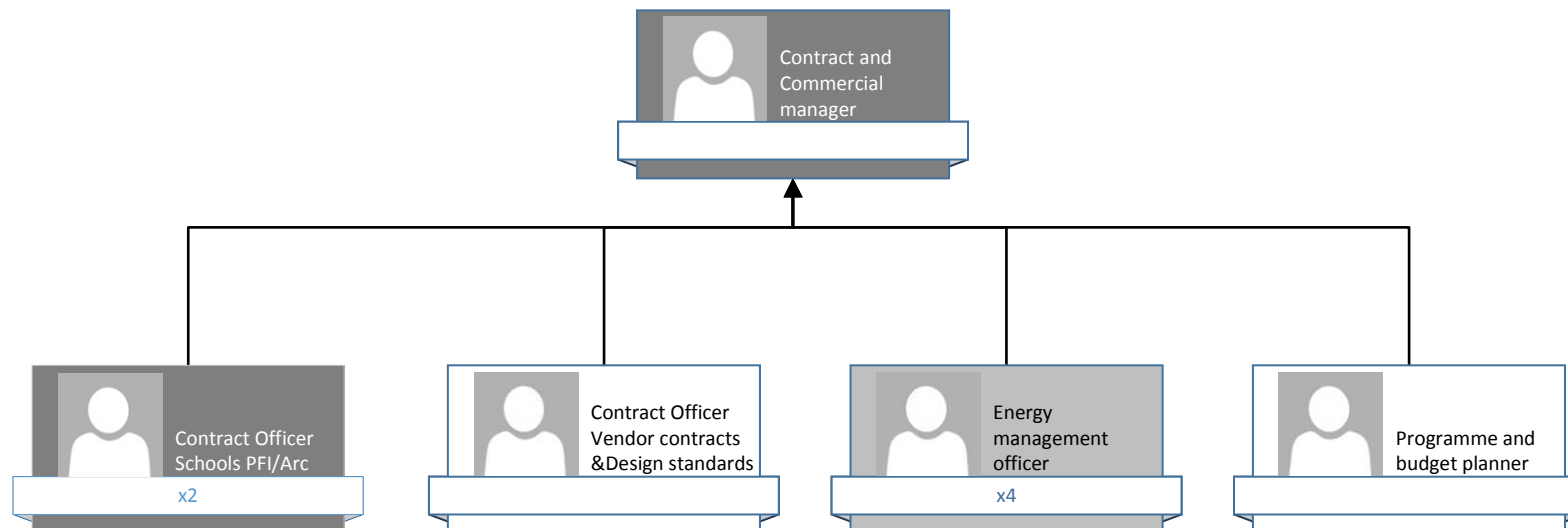
White boxes - new role / new Job Description



Dark grey boxes – existing role; no change to Job Description



Light grey boxes – No Job Description change but Line Management change



REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH**PROPOSED LEASE ARRANGEMENTS FOR THE MILL ADVENTURE BASE,
KINGS MILL RESERVOIR, SUTTON-IN-ASHFIELD****Purpose of the Report**

1. The purpose of this report is to propose a new lease arrangement at the Mill Adventure Base to protect and enable capital investment.

Information

2. The County Council occupy the adventure base shown hatched on the attached plan under a lease from Ashfield District Council (ADC) dated 13 May 2004 which is due to expire in 2029. The existing site also includes a second area shown cross hatched on the plan which is leased separately from ADC and known as the Ecology field. The Council is currently 'holding over' under the terms of the lease dated 6 May 2015 which expired in 2020.
3. An earlier report to Policy Committee in May 2018 approved entering into a Partnership Agreement with ADC to accept part of their Heritage Lottery Fund (HLF) project being spent on improvements to the café at the Mill Adventure Base which have now been completed. The report also approved the surrender of the existing lease of the centre and taking a new extended lease to match the terms of the HLF funding.
4. The County Council's capital programme previously approved investment in the existing centre to replace the climbing tower and high ropes course which has also now been completed. To support this scheme Policy Committee on 13th January 2021 approved terms for a new over riding lease to combine the two existing leased areas with additional land shown coloured grey on the plan. This new single lease has not been completed.
5. It is now proposed to provide a further extended adventure course including zip wires and a variety of access structures which will also require the Council to occupy further land shown as a dotted area on the plan. Committee approval for additional capital funding is awaited. This latest phase would provide a community offer of activities to be made available to the wider public thereby increasing numbers and helping to make the centre become self-financing.
6. It is therefore now proposed to protect the investment in the site that the Council surrender its existing leasehold interests and take a new single lease to include the whole of the land edged black on the plan (the hatched land, cross hatched land, grey land and dotted land). This will bring the enlarged site under a single lease encompassing the existing centre, ecology field, community field and adventure course area.

7. The lease terms have now been revised slightly as set out below to reflect the larger area required and a higher rent payable to take account of this. The other terms are the same as previously reported.

Property –as indicated hatched, cross hatched, coloured grey, dotted and edged black on the attached plan including landing stage access to the reservoir as indicated.

Landlord – Ashfield District Council

Tenant – Nottinghamshire County Council

Term – A new lease to run until 31 December 2041.

Rent - £2,175 per annum exclusive of rates and other outgoings. (The current rent for the existing leases is £1,050 pa and rent for smaller area was agreed at £1,700 pa).

Rent review – Upward only on every fifth anniversary in accordance with CPI.

Rates and Utilities- The Council to be responsible for the payment of rates and utility invoices.

Insurance – The Council to be responsible for the insurance of the property.

User - Adventure Centre including a café for the purpose of education and training, water-based activities on the reservoir, various land based activities including climbing, orienteering, cycling, together with the provision of residential accommodation and catering to support the activities provided.

Assignment and Sub-letting - the assignment or subletting of the whole or part of the property is permitted with landlord's consent which is not to be unreasonably withheld.

Repairs – The Council to maintain the property in good repair and condition.

Alterations - Structural and external alterations are permitted with landlord's consent which is not to be unreasonably withheld. Internal alterations are permitted without landlord's consent. In both cases also to be in accordance with any applicable funding conditions.

Break Clause – a break clause in favour of the County Council following the service of 6 months' notice in writing.

Landlord and Tenant Act - the lease would be protected under the renewal provisions contained in the Landlord and Tenant Act 1954

Costs - each party to be responsible for payment of their own costs.

Other Options Considered

8. The Council could agree separate leases for each parcel of land.

Reasons for Recommendations

9. The additional field is required for the next phase of capital investment and the taking of a lease until December 2041 will provide a secure term for this.

10. Bringing the site into one lease will ensure it can be managed coherently for the duration of the partnership agreement.

Statutory and Policy Implications

11. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATIONS

It is recommended that:

- 1) Committee approves the leasing of the additional areas of land indicated dotted on the attached plan and coloured grey on the attached plan.
- 2) That the existing leases dated 13 May 2004 and 6 May 2015 are surrendered, and one new lease is agreed of the land contained within these leases together with the additional areas described in recommendation (1), on the terms contained in this report.

Matthew Neal

Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble, Group Manager Property Asset Strategy, Tel. 0115 9773045

Constitutional Comments (CJ 10/02/2022)

12. The recommendations fall within the remit of Economic Development and Asset Management Committee by virtue of its terms of reference.

Financial Comments (NC 23/02/2022)

13. The current rent is £1,050 and it had been agreed for the rent to increase in total to £1,700 for both areas. The £2,175 rent (exclusive of rates and other outgoings) will be for all three areas combined.

Background Papers and Published Documents

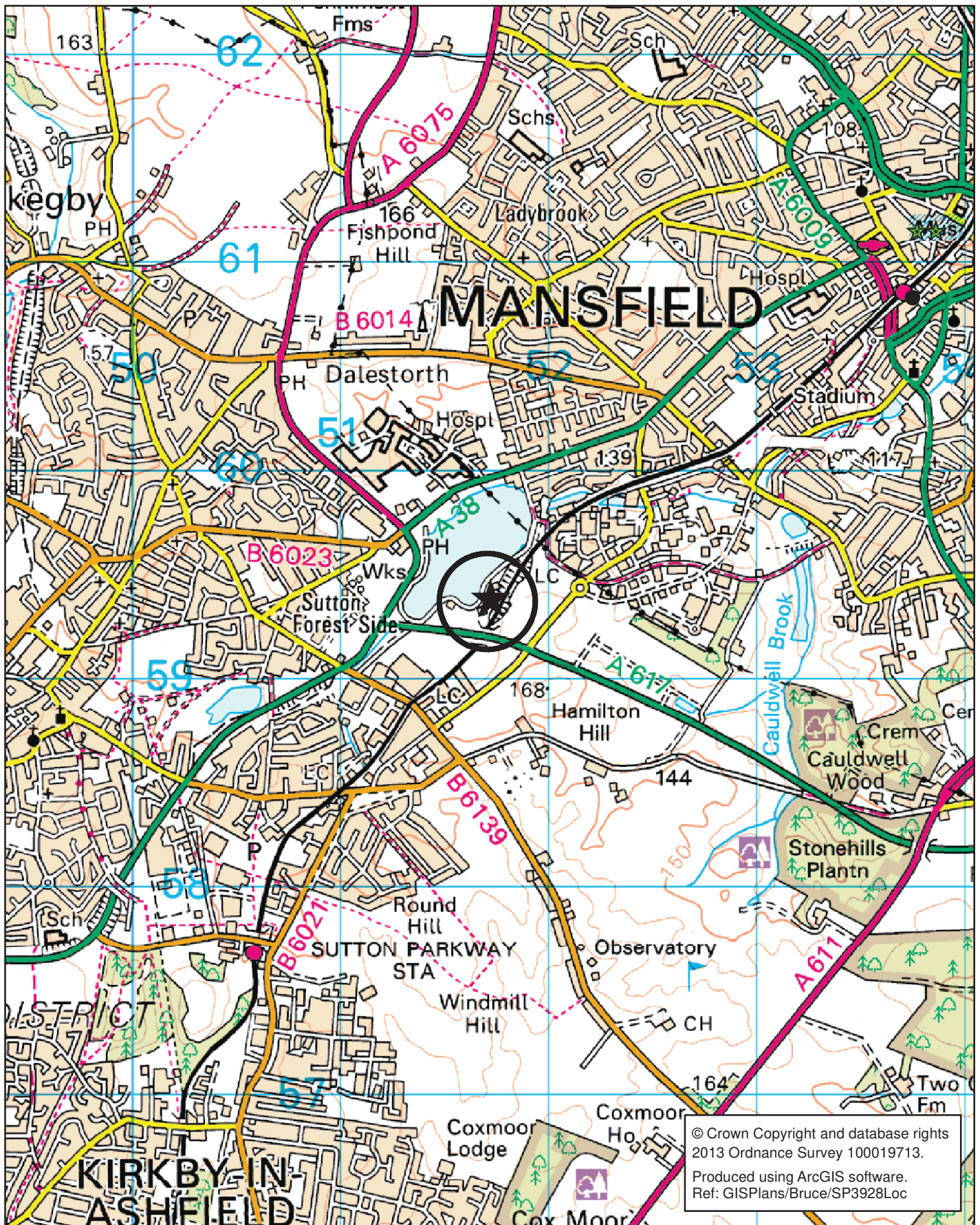
Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

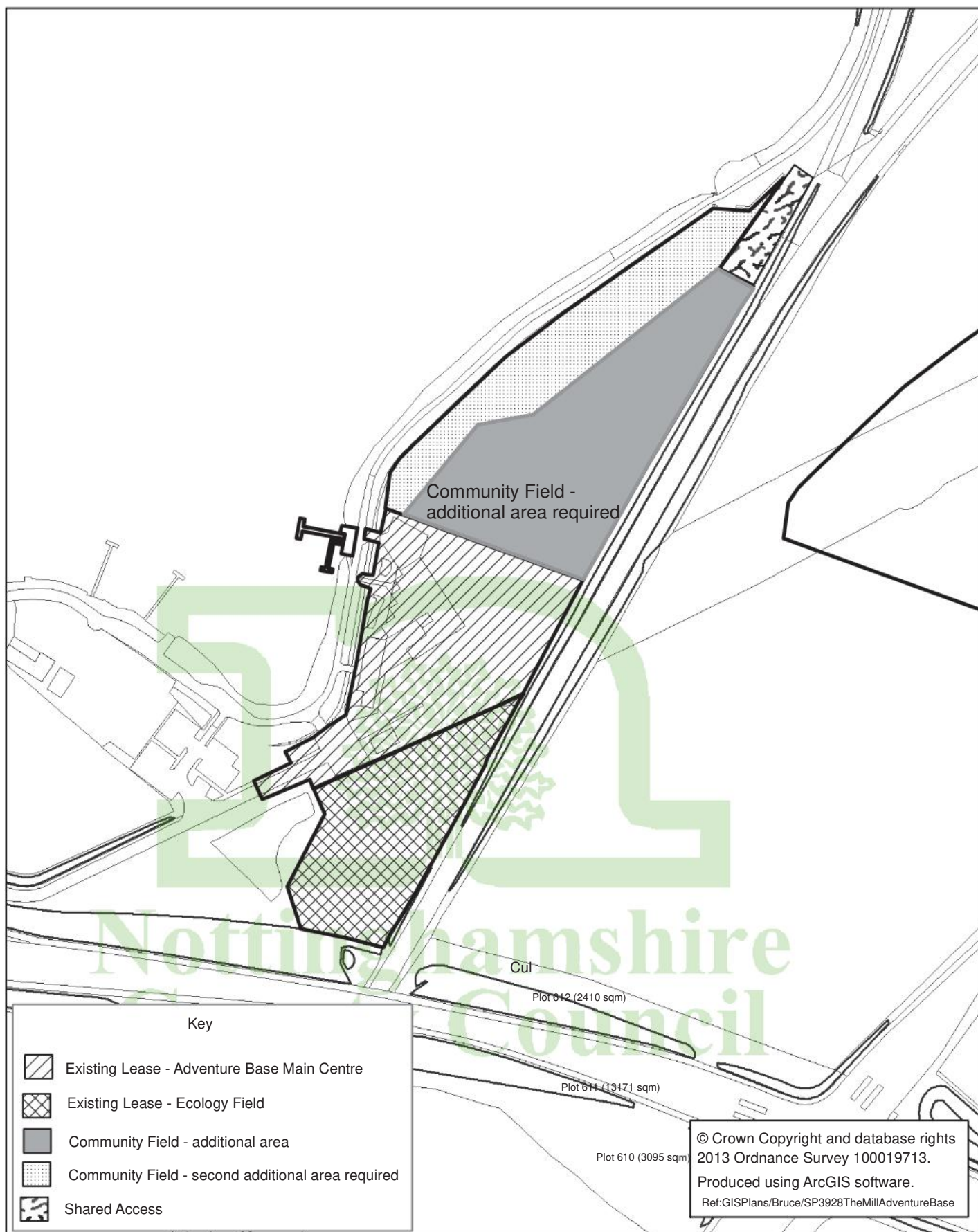
- Report to Policy Committee in May 2018 and minutes of that meeting.
- Report to Policy Committee in January 2021 and minutes of that meeting.

Electoral Division(s) and Member(s) Affected

- Sutton Central and East
- Councillor Sam Deakin

File ref.: BH/SB/54011
SP: 3928
Properties affected: 54011: The Mill Adventure Base





REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH**DISPOSAL OF THE FORMER GROVE PUPIL REFERRAL UNIT, LONDON
ROAD, BALDERTON, NEWARK****Purpose of the Report**

1. To seek approval to the disposal of the former pupil referral unit building with adjacent land and buildings on the terms as detailed in this report and its exempt appendix.

Information

2. This report contains an exempt appendix which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended). Information relating to any individual or the business affairs of a particular person (including the authority holding that information). Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The property comprises a three-storey substantial period property set within substantial grounds. The main building was most recently utilised for educational purposes. Also located on site are the following:
 - Maintenance Depot – currently operational but to be provided with vacant possession.
 - Caretakers Lodge – leased to the Newark Academy.
 - Substantial Grounds – totalling c. 3.25 acres (1.32 ha).
4. The property is surplus to the Councils operational requirements and has offered the property for sale on the open market by informal tender with sale being either conditional on the purchaser achieving planning consent for their proposals or with the option of buying unconditionally.
5. The offers received are outlined in the exempt appendix with the highest bid being from a party with capacity to fund the purchase and their scheme. Details of the proposed terms of sale are outlined in the appendix also. It is to be noted that the offer is potentially subject to further reduction as set out in the appendix and this report seeks delegated authority to negotiate and finalise the detailed terms of the contract.
6. Marketing identified a preference for the bidders to retain the former Pupil Referral Unit, which all bidders have confirmed will form part of their development proposals.
7. The Council is required under section 123 Local Government Act 1972 to obtain the best

consideration reasonably obtainable for the disposal of assets. Given the current planning designation of the property, the marketing that has been undertaken and the current circumstances of the market it is considered that the proposed disposal terms meet this requirement.

Other Options Considered

8. The following additional options have been considered:
 - (a) Retain the property: this property is vacant and is surplus to the operational requirements of the County Council.
 - (b) Lease the property: this would be an alternative to outright sale, but the prospects to achieve long term and consistent rental income from the letting of the site are considered to be poor. Any letting interest which might be generated is likely to be short term or sporadic, with the likelihood of significant periods of vacancy.

Reasons for Recommendations

9. To enable the sale of a surplus asset and to secure a capital receipt to the County Council.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATIONS

- 1) To approve the sale of the former pupil referral unit and adjacent land and buildings as indicated edged black on the attached plan on the terms set out in the exempt appendix to this report.
- 2) To delegate authority to the Corporate Director, Place, in consultation with the Service Director Finance, Infrastructure & Improvement to negotiate and finalise the detailed terms of the contract including the mechanism for determination of the final sale price.

Matthew Neal
Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble - Group Manager
Property Asset Strategy, Tel: 0115 9773045

Constitutional Comments (EP 11/02/2022)

11. The recommendation falls within the remit of Economic Development and Asset Management Committee under its terms of reference. The Council is under a statutory obligation when disposing of land or buildings to obtain the best price reasonably obtainable on the open market, therefore members should satisfy themselves of this.

Prior to the disposal the Council should comply with any requirements for Department of Education consent (if applicable).

Financial Comments (GB 10/02/2022)

12. The report sets out that the bids received represent the best consideration reasonable obtainable for this asset. The capital receipt will be used in line with the Councils' current capital receipts policy.

Background Papers and Published Documents

- None.

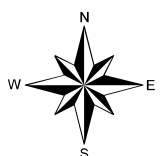
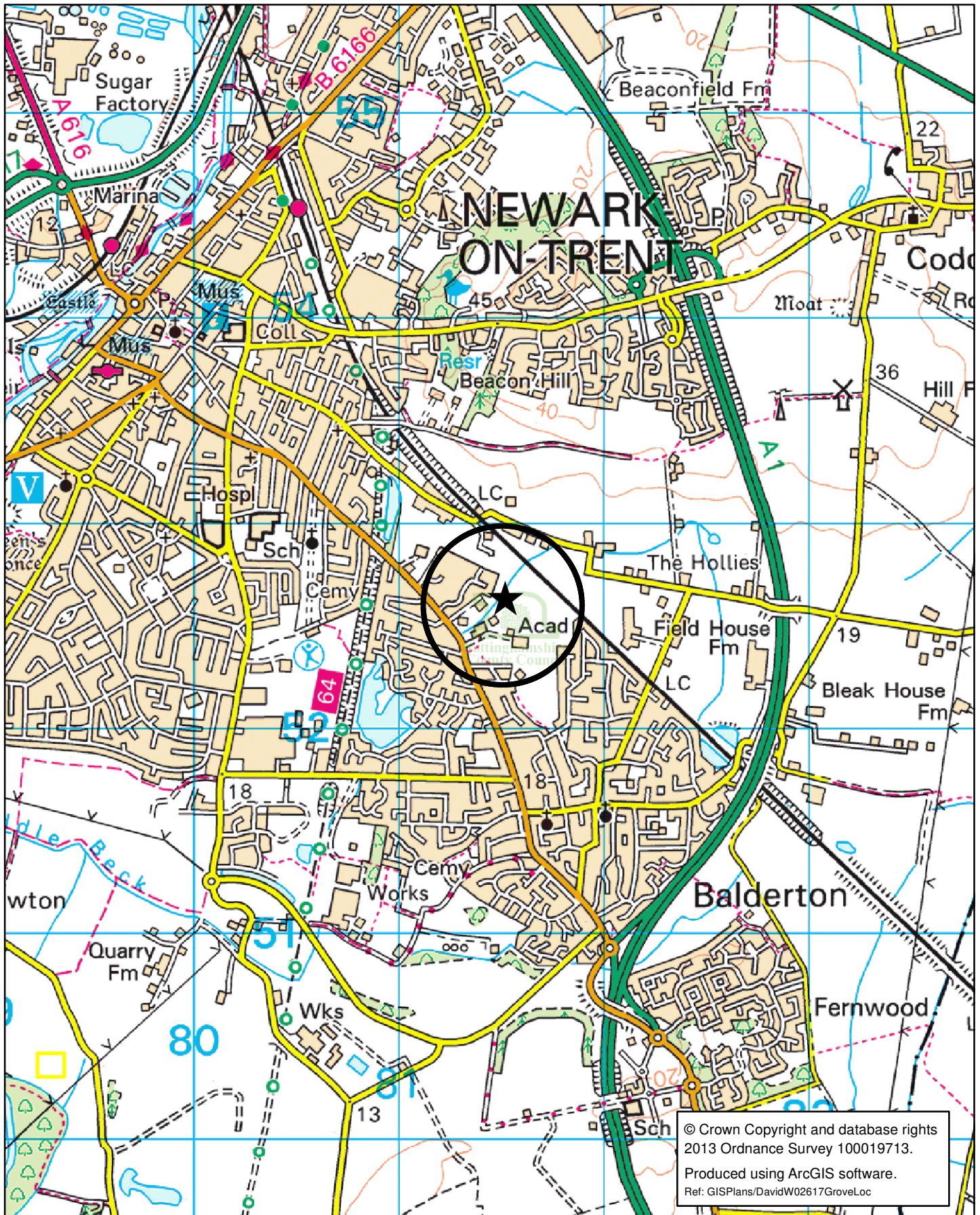
Electoral Division(s) and Member(s) Affected

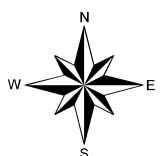
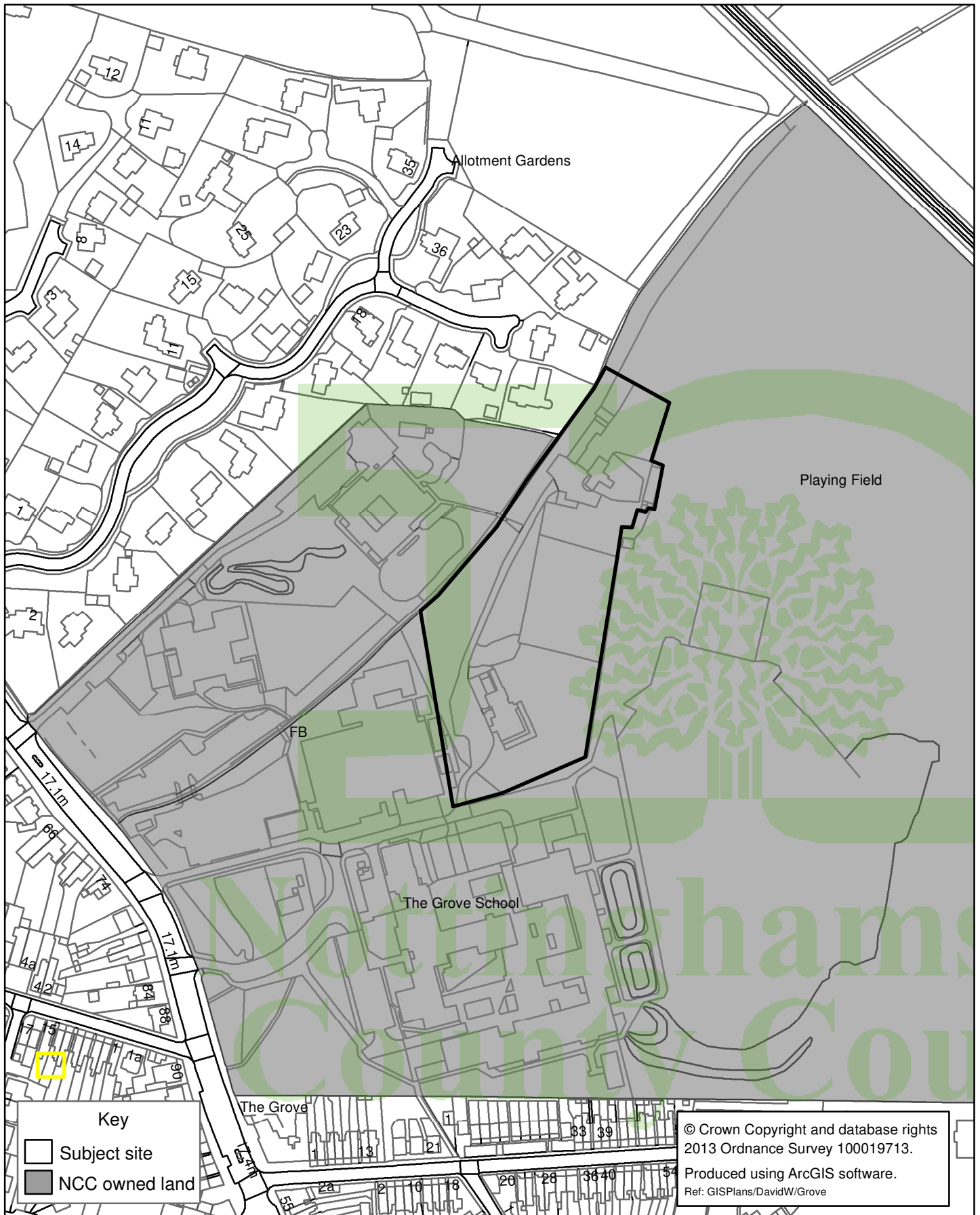
- Electoral Division(s): Newark East - Councillor Sam Smith

File ref.: DW/SB/01910

SP: 3931

Properties affected: 01910 : Grove Pupil Referral Unit





REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH**GRANT OF DRAINAGE EASEMENT, LAND OFF HOLLYGATE LANE,
COTGRAVE COUNTRY PARK****Purpose of the Report**

1. This report seeks approval to the grant of a drainage easement at Cotgrave Country Park to help facilitate the residential development of adjacent land, on terms as detailed in the exempt appendix.

Information

2. This report contains an exempt appendix which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended). Information relating to any individual or the business affairs of a particular person (including the authority holding that information). Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The land located off Hollygate Lane as shown edged and hatched black is currently subject to an outline planning application for residential development which would deliver up to 210 new houses with access taken from the Hollygate Lane frontage.
4. Barratt Homes are seeking a drainage easement across a short section of adjacent land owned by the County Council and forming part of Cotgrave Country Park. This is shown by a line marked A-B on the plan. This is for surface water drainage and would allow a connection into the open water course running across the County Council's land. The required planning application would be subject to the usual flood risk assessments and the County Council's Flood Risk Management Team has not identified any concerns.
5. The Council is required under section 123 Local Government Act 1972 to obtain the best consideration reasonably obtainable for the disposal of assets, including the grant of rights over Council land. It is considered that the proposed terms for the grant of the easement meet this requirement.

Other Options Considered

6. The Council could decide not to grant the easement and the developer would be required to pursue other alternatives available to them to drain elsewhere.

Reasons for Recommendation

7. By entering into the proposed drainage easement the Council will receive a capital payment, benefit from access improvements to the park and facilitate residential development and the delivery of new houses.

Statutory and Policy Implications

8. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

It is recommended that:

- 1) That approval is given to the grant of a drainage easement on the basis of the terms outlined in the exempt appendix.

Matthew Neal
Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble, Group Manager Property Asset Strategy, Tel. 0115 9773045

Constitutional Comments (CJ 22/02/2022)

9. The recommendation falls within the remit of the Economic Development and Asset Management Committee under its terms of reference. The Council is under a statutory obligation when granting an interest in land to obtain the best price reasonably obtainable, therefore members should satisfy themselves of this.

Financial Comments (GB 22/02/2022)

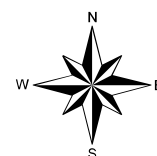
10. The financial implications associated with this report are set out in the exempt appendix.

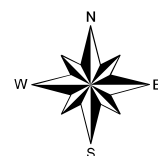
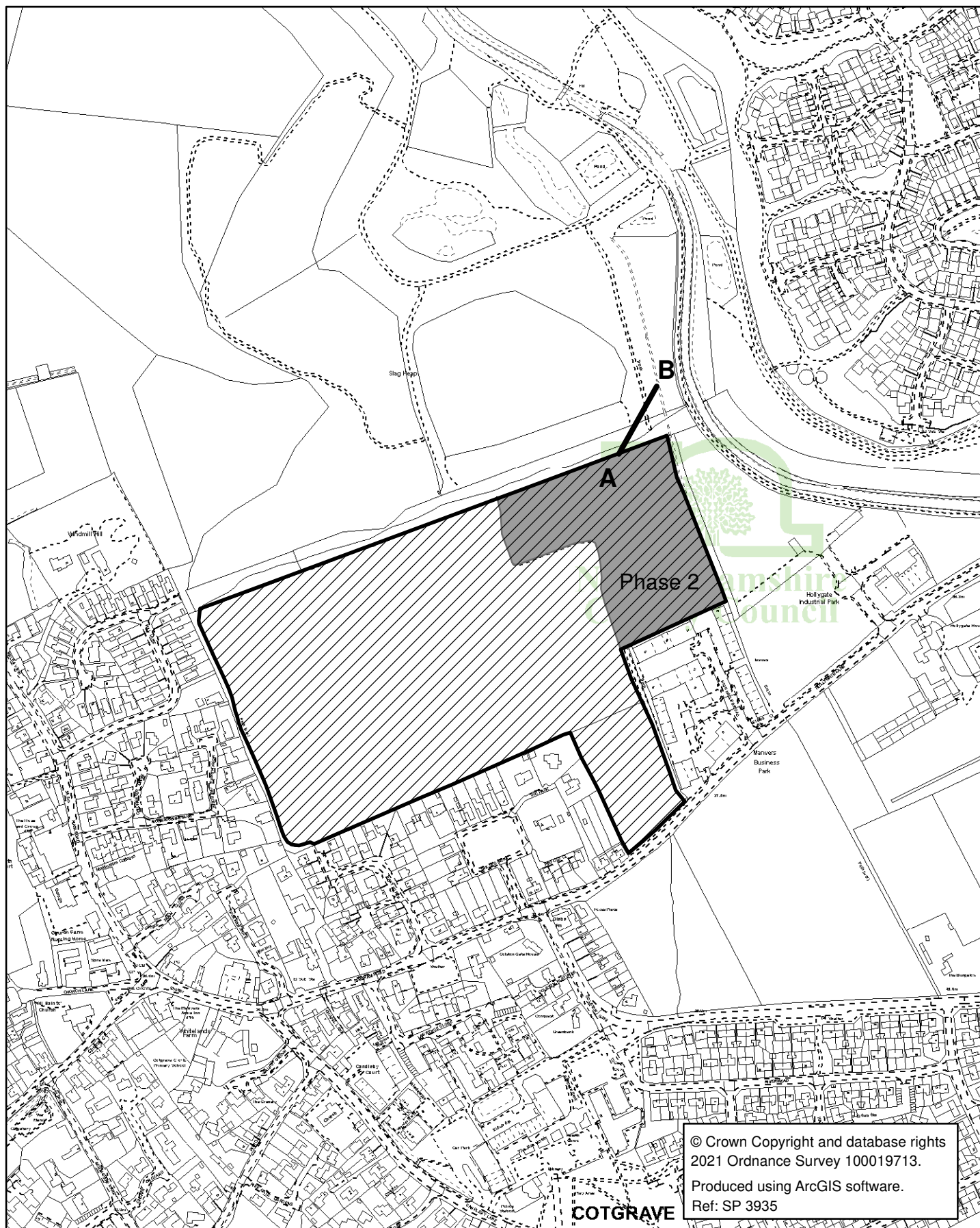
Background Papers and Published Documents

- None.

Electoral Division(s) and Member(s) Affected

- Electoral Division(s): Cotgrave
- Member(s): Councillor Richard Butler





8 March 2022**Agenda Item: 12****REPORT OF THE SERVICE DIRECTOR - CUSTOMERS, GOVERNANCE AND
EMPLOYEES****WORK PROGRAMME****Purpose of the Report**

1. To consider the Committee's work programme for 2022.

Information

2. The County Council requires each committee to maintain a work programme. The work programme will assist the management of the committee's agenda, the scheduling of the committee's business and forward planning. The work programme will be updated and reviewed at each pre-agenda meeting and committee meeting. Any member of the committee is able to suggest items for possible inclusion.
3. The attached work programme has been drafted in consultation with the Chair and Vice-Chairs, and includes items which can be anticipated at the present time. Other items will be added to the programme as they are identified.
4. As part of the transparency introduced by the revised committee arrangements from 2012, committees are expected to review day to day operational decisions made by officers using their delegated powers. It is anticipated that the committee will wish to commission periodic reports on such decisions. The committee is therefore requested to identify activities on which it would like to receive reports for inclusion in the work programme.
5. The meeting dates and agenda items are subject to review in light of the ongoing COVID-19 pandemic.

Other Options Considered

6. None.

Reason/s for Recommendation/s

7. To assist the committee in preparing its work programme.

Statutory and Policy Implications

8. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required

RECOMMENDATION/S

That the Committee considers whether any amendments are required to the Work Programme.

Marjorie Toward
Customers, Governance and Employees

For any enquiries about this report please contact: Pete Barker, x74416

Constitutional Comments (HD)

9. The Committee has authority to consider the matters set out in this report by virtue of its terms of reference.

Financial Comments (NS)

10. There are no direct financial implications arising from the contents of this report. Any future reports to Committee on operational activities and officer working groups, will contain relevant financial information and comments.

Background Papers

None.

Electoral Division(s) and Member(s) Affected

All.

Economic Development and Asset Management Committee (EDAM)

Month	Committee	Report Title	Lead Officer/Report Author
19 Apr			
Apr	EDAM	Covid 19 Transition Plan Update	Jo Davies
Apr	EDAM	Transforming Cities	Jo Davies/Kevin Sharman
Apr	EDAM	Visitor Economy Strategy Update	Jo Davies
Apr	EDAM	Top Wighay – Selection of Preferred Developer	Neil Gamble
Apr	EDAM	Town Fund Initiatives	Neil Gamble
Apr	EDAM	Wilford Fields – Update	Neil Gamble
Apr	EDAM	Minor 2 Major Lottery Funding Update	Sally Gill
Apr	EDAM	Whitehills Update	Neil Gamble
Apr	EDAM	Sale of Land at Lynncroft	Neil Gamble
Apr	EDAM	School Rebuilding Programme - Toothill	Neil Gamble

