

Finance and Property Committee

Monday, 23 May 2016 at 14:00

County Hall, County Hall, West Bridgford, Nottingham, NG2 7QP

AGENDA

- | | | |
|----|--|---------|
| 1 | To note the appointment by the County Council on 12 May 2016 of Chairman and Vice Chairman | |
| 2 | Minutes of the last meeting held on 25 Apr 2016 | 5 - 8 |
| 3 | Apologies for Absence | |
| 4 | Declarations of Interests by Members and Officers:- (see note below)
(a) Disclosable Pecuniary Interests
(b) Private Interests (pecuniary and non-pecuniary) | |
| 5 | Local Authority Mortgage Scheme - Progress Report | 9 - 20 |
| 6 | ICT Programmes and Performance Quarter 4 | 21 - 34 |
| 7 | Councillors' Divisional Fund Monitoring Report | 35 - 36 |
| 8 | Property Transactions: | |
| 8a | Property Joint Venture - Progress and Implementation | 37 - 42 |
| 8b | Proposed Disposal of the CLASP Block, Data Centre and Riverside Block, County Hall | 43 - 50 |
| 8c | Disposal of 365 sqm of Land at Coronation Road, Ilkeston to Network Rail | 51 - 58 |

8d	St Augustine's Primary School - Licence to Bassetlaw District Council for Play Park	59 - 64
8e	Exchange of Land off Southwell Road West, Rainworth, Mansfield	65 - 70
8f	Eastwood Extra Care Scheme Update	71 - 76
9	Work Programme	77 - 80

10 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 paragraph 3 of the Local Government (Access to Information) (Variation) Order 2006 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

11 Exempt appendices to reports:

11a Proposed Disposal of the CLASP Block, Data Centre and Riverside Block, County Hall EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

11b St Augustine's Primary School - Licence to Bassetlaw District Council for Play Park EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

11c Exchange of Land off Southwell Road West, Rainworth, Mansfield EXEMPT

- 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.

- (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>

Meeting FINANCE AND PROPERTY COMMITTEE

Date 25 April 2016 (commencing at 2pm)

Membership

Persons absent are marked with an 'A'

COUNCILLORS

Councillor David Kirkham (Chair)
Councillor Darren Langton (Vice-Chair)

Reg Adair	Diana Meale
Richard Butler	Liz Plant
Kay Cutts MBE	Mike Pringle
Keith Longdon	Darrell Pulk

A Ex-Officio: Alan Rhodes

OFFICERS IN ATTENDANCE

Pete Barker	Democratic Services
Ian Brearley	Senior Estates Officer, Property
Rob Disney	Finance & Procurement
Jayne Francis-Ward	Corporate Director, Resources
Jas Hundal	Service Director, Transport, Property & Environment
Nigel Stevenson	Service Director, Finance & Procurement

MINUTES OF THE LAST MEETING

The minutes of the last meeting held on 21 March 2016, having been circulated to all Members, were taken as read and were confirmed and were signed by the Chair.

APOLOGIES FOR ABSENCE

Apologies were received from Councillor Garner (holiday)

MEMBERSHIP

Councillor Longdon replaced Councillor Rigby for this meeting only.

DECLARATIONS OF INTEREST

None.

FINANCIAL MONITORING REPORT: PERIOD 11 2015/2016

RESOLVED: 2016/043

- 1) That the revenue budget expenditure to date and year end forecasts be noted
- 2) That the Capital Programme expenditure to date and year end forecasts be noted and the variances to the Capital Programme be approved
- 3) That the Council's Balance Sheet transactions be noted

CHANGES TO THE ARRANGEMENTS FOR APPOINTING EXTERNAL AUDITORS

RESOLVED: 2016/044

That the Council submits its expression of interest in opting in to the LGA's Sector-Led Body for the appointment of external auditors following the close of the 2017/18 accounts.

PROPERTY TRANSACTIONS

LAND AT WILFORD LANE, WEST BRIDGFORD (THE FORMER "WILFORD LANE COMPLEX")

RESOLVED: 2016/045

- 1) That the outcome of a three stage marketing exercise for the sale of land at Wilford Lane, West Bridgford be noted.
- 2) That the retention of 2 Ha (4.94 acres) of the former Wilford Lane Complex for possible future provision of a primary school be approved.
- 3) That the disposal of 7.41 Ha (18.31 acres) of the former Wilford Lane Complex be approved.
- 4) That the selection of a preferred developer for the 7.41 Ha site, in accordance with the matters contained within the exempt appendix, be approved.
- 5) That the proposed sale terms for the disposal of the 7.41 Ha site to the preferred developer, as detailed in the exempt appendix, be approved.

SALE OF 1.84 ACRES OFF SUTTON LANE, SUTTON CUM LOUND DN22 8PY

RESOLVED: 2016/046

That the sale of 1.84 acres of land at Sutton Lane, Sutton cum Lound, DN22 8PY, on the terms set out in the exempt appendix, be approved.

CHAPEL FARM, LOW STREET, ELSTON, NEWARK NG23 5PA

RESOLVED: 2016/047

- 1) That the bids received for the site as detailed in the exempt appendix be noted.
- 2) That the sale of property on terms detailed in the exempt appendix be approved.

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE & PROPERTY COMMITTEE CYCLE DECEMBER 2015 – FEBRUARY 2016

RESOLVED: 2016/048

That the information set out in the report be noted.

WORK PROGRAMME

Committee requested that a report be brought to a future Committee regarding proposals for the development of the recreational land on the site of the former 'Wilford Lane Complex.'

RESOLVED: 2016/049

That the Committee's work programme be amended as agreed.

EXCLUSION OF THE PUBLIC

RESOLVED: 2016/050

That the public be excluded from the remainder of the meeting on the grounds that discussions are likely to involve the disclosure of exempt information described in paragraph 3 of the Local Government (Access to Information) (Variation) Order 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

EXEMPT INFORMATION ITEMS

LAND AT WILFORD LANE, WEST BRIDGFORD (THE FORMER “WILFORD LANE COMPLEX”)

RESOLVED: 2016/051

That the information set out in the exempt appendix be noted.

SALE OF 1.84 ACRES OFF SUTTON LANE, SUTTON CUM LOUND DN22 8PY

RESOLVED: 2016/052

That the information set out in the exempt appendix be noted.

CHAPEL FARM, LOW STREET, ELSTON, NEWARK NG23 5PA

RESOLVED: 2016/053

That the information set out in the exempt appendix be noted.

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE & PROPERTY COMMITTEE CYCLE DECEMBER 2015 – FEBRUARY 2016

RESOLVED: 2016/054

That the information set out in the exempt appendix be noted.

The meeting closed at 2.40pm

CHAIR

23 May 2016**Agenda Item: 5****REPORT OF THE SERVICE DIRECTOR, FINANCE, PROCUREMENT &
IMPROVEMENT****LOCAL AUTHORITY MORTGAGE SCHEME – PROGRESS REPORT****Purpose of the Report**

1. To update the Members of Finance & Property Committee on the progress of the Local Authority Mortgage Scheme (LAMS).
2. To inform Members that the LAMS involving Mansfield Building Society is to close.
3. To inform Members that existing LAMS involving Lloyds will close on 31 July 2016 and involvement with all future LAMS is suspended.

Information and Advice

4. Policy Committee (12 December 2012) approved that the County Council participates and provides finance for the Local Authority Mortgage Scheme (LAMS), which will make it easier for first time buyers to enter the property ladder and assist in alleviating some of the issues around lack of availability of social housing and affordable private rented accommodation.
5. Appendix 1 shows an extract of a report to Finance and Property Committee (28 April 2014) which sets out how LAMS operate and identifies the associated risks.

Nottinghamshire Countywide Scheme 1

6. Following approval by the Policy Committee the initial LAMS scheme was launched with the Lloyds Banking Group on 26 February 2013. The scheme, known as the Local-Lend-a-Hand Mortgage Scheme covered all postcodes in Nottinghamshire excluding those in Gedling – which was slightly more complicated due to the fact that Gedling Borough Council in partnership with Lloyds had already launched LAMS within the District.
7. This £2 million cash-backed scheme with Lloyds catered for a maximum loan value per property being set to allow properties of up to £150,000 to be purchased, based on a 5% deposit from the applicant. Assuming a 5% deposit on a £150,000 property (£7,500) is put down by the mortgagee, the mortgage would be for £142,500. As a result the maximum indemnity per property that the authority will be liable for is £30,000. It was anticipated that at this maximum level, for an investment of £2m, over 66 mortgages could be supported.

8. This first tranche was closed by Lloyds to new applicants in September 2013. On closure of the scheme, 105 loans had been completed to a total value of £10.1 million.
9. The average value of houses purchased was £102,045 which has meant a larger number of mortgages was supported than originally anticipated. The average loan value was £95,988 and the average loan to value percentage was 94%.
10. The £2 million investment will mature in February 2018 and will have generated an annual 2.24% return on investment since the scheme commenced.
11. To demonstrate that there is no reckless lending, Lloyds have confirmed that nationally for every 12 enquiries only 6 will progress to the application stage and 1 in every 6 applications results in a LAMS mortgage. Lloyds have been operating LAMS since March 2011 and to date there have been no mortgage defaults recorded.

Joint Schemes with District Partners

12. As Members will be aware, in autumn 2013 Lloyds announced that they would not open any more schemes. However, in October 2013, Lloyds reversed their decision and announced that they were to re-open their participation in LAMS but only for those authorities that had indicated in September 2013 that they were proposing to launch their schemes.
13. It was indicated in the report to Policy Committee that it was hoped that the Districts and the County could work together for future tranches to increase the amount of funding available. Subsequently, a number of discussions were held with District partners which lead to the launch of a number of jointly funded schemes.
14. At the same time Capita, our partner to the set-up of these schemes, indicated that another local financial institution had entered the LAMS market, the Mansfield Building Society, with 3 offices in North Nottinghamshire.
15. As a result of Lloyds re-entering the market and the introduction of the Mansfield Building Society a number of concurrent joint schemes were launched across the County that were supported by the County Council

Bassetlaw District Council

16. A £1 million cash-backed scheme with Lloyds, including £0.5 million contribution from the County Council, was launched 2 September 2013. The maximum loan value per property was set to allow properties of up to £130,000 to be purchased, based on a 5% deposit from the applicant. Assuming a 5% deposit on a £130,000 property (£6,500) is put down by the mortgagee, the mortgage would be for £123,500. As a result the maximum indemnity per property that the authority will be liable for is £26,000. It was anticipated that at this maximum level, for an investment of £1m, over 38 mortgages could be supported.
17. At the end of March 2016, 14 loans had been completed to a total value of £1.2 million. The average value of houses purchased is £89,975 which has meant a larger number of mortgages will be supported than originally anticipated. The average loan value is £83,215 and the average loan to value percentage is 92%.
18. A £300,000 non-cashed backed scheme with Mansfield Building Society, including a £150,000 contribution from the County Council was launched 9 December 2013. No loans have been completed through this scheme to date.

19. A balance of £0.3million remains uncommitted and will continue to be made available as a contribution towards new loans until the scheme is closed. The £0.5 million investment will mature in August 2018 and will have generated an annual 2.74% return on investment since the scheme commenced.

Broxtowe Borough Council

20. A £1 million cash-backed scheme with Lloyds, including £0.5 million contribution from the County Council, was launched 4 February 2014. The maximum loan value per property is set to allow properties of up to £150,000 to be purchased, based on a 5% deposit from the applicant. Assuming a 5% deposit on a £150,000 property (£7,500) is put down by the mortgagee, the mortgage would be for £142,500. As a result the maximum indemnity per property that the authority will be liable for is £30,000. It was anticipated that at this maximum level, for an investment of £1m, over 33 mortgages could be supported.
21. At the end of March 2016, 10 loans had been completed to a total value of £1.0 million. The average value of houses purchased is £106,400 which has meant a larger number of mortgages will be supported than originally anticipated. The average loan value is £97,805 and the average loan to value percentage is 92%.

22. A balance of £0.8million remains uncommitted and will continue to be made available as a contribution towards new loans until the scheme is closed. The £0.5 million investment will mature in January 2019 and will have generated an annual 2.88% return on investment since the scheme commenced.

Ashfield District Council

23. A £1 million cash-backed scheme with Lloyds, including £0.5 million contribution from the County Council, was launched 30 January 2014. The maximum loan value per property is set to allow properties of up to £125,000 to be purchased, based on a 5% deposit from the applicant. Assuming a 5% deposit on a £125,000 property (£6,250) is put down by the mortgagee, the mortgage would be for £118,750. As a result the maximum indemnity per property that the authority will be liable for is £25,000. It was anticipated that at this maximum level, for an investment of £1m, over 44 mortgages could be supported.
24. At the end of March 2016, 40 loans had been completed to a total value of £3.6 million. The average value of houses purchased is £95,136 which has meant a larger number of mortgages will be supported than originally anticipated. The average loan value is £88,975 and the average loan to value percentage is 94%.
25. A £300,000 non-cashed backed scheme with Mansfield Building Society, including a £150,000 contribution from the County Council was launched 25 October 2013. No loans have yet been completed through this scheme to date.
26. A balance of £0.8million remains uncommitted and will continue to be made available as a contribution towards new loans until the scheme is closed. The £0.5 million investment will mature in January 2019 and will have generated an annual 2.97% return on investment since the scheme commenced.

Nottinghamshire Countywide Scheme 2

27. In addition to the joint schemes with Districts, the County Council launched a separate £1 million scheme through Lloyds at the beginning of March 2014 to include those postcodes not covered by the joint schemes, i.e. Rushcliffe, Mansfield and Newark & Sherwood areas, and to take in postcodes that fell between joint schemes.
28. The countywide scheme has retained a maximum loan value per property of up to about £142,500. On closure of the scheme in November 2014, 48 loans had been completed to a total value of £4.7 million. The average value of houses purchased was £105,588 which has meant a larger number of mortgages were supported than originally anticipated. The average loan value was £98,923 and the average loan to value percentage was 94%.
29. The £1 million investment will mature in February 2019 and will have generated an annual 2.86% return on investment since the scheme commenced.

Overview of LAMS Investment

30. The above arrangements result in a total investment of £4.8 million by the County Council through the Lloyds Banking Group (£4.5 million in cash) and the Mansfield Building Society (£300,000 non-cash through guarantees) either directly or through Broxtowe BC, Bassetlaw DC and Ashfield DC. With a total investment into the County of £6.6 million when including the investments made by our district partners.
31. It is clear that the LAMS schemes partnered by Lloyds have been successful both in allowing a large number of first time buyers to obtain finance towards their homes which they wouldn't otherwise have been able to do and stimulating the local housing market. There are obvious additional benefits into the local economy through providing this type of support.
32. It is noticeable that no loans have been completed through the partnership with Mansfield Building Society, despite the wide promotion by Ashfield District Council, Bassetlaw District Council and the County Council's Communications teams.
33. Promotion in both Bassetlaw and Ashfield included a launch event with press coverage, posters and publicity material in council buildings, messages via the Council's intranet, website and social media and an article in All About Ashfield which is distributed to all homes in Ashfield.
34. In addition, the County Council promoted the LAMS scheme countywide on a number of occasions through news releases, case studies, council publications and social media messages, signposting people to the County Council's dedicated web pages at www.nottinghamshire.gov.uk/mortgages - where they can access information on the scheme in their area, covering both Mansfield Building Society and Lloyds.

Implications of the Government's 'Help to Buy' Scheme and the future of LAMS

35. The Government's national flagship Help To Buy Scheme was introduced in April 2013 and applied to first time buyers only who were purchasing new build properties worth up to £600,000. The scheme was extended in October 2013 to cover new homes and re-sale properties up until 2020. The details of these proposals are similar to the Nottinghamshire

36. LAMS, offering buyers the ability to borrow with only a 5 per cent deposit, with the Government providing a guarantee up to 20 per cent of the home loan value.
37. In September 2013 the Lloyds Banking Group announced their withdrawal from LAMS as the Government announced the intention to accelerate phase 2 of the 'Help to Buy' scheme to the 7 October 2013. The Lloyds Banking Group, through the Halifax, and the Royal Bank of Scotland (including its NatWest brand) were the early adopters to the scheme and more banks joined the government's scheme over the proceeding months.
38. Lloyds's have now confirmed that they will be closing all live LAMS schemes on 31 July 2016 due to slow take up. This is because, since launching the most recent schemes, there is now so much competition on the high street from other lenders due to access to schemes such as Help to Buy etc. We have been in discussion with Lloyds for some time now and have successfully managed to keep the schemes open for as long as possible.

Summary

39. LAMS offers an effective and risk-aware method of using the authority's reserves to assist in re-invigorating the local housing market by assisting first time buyers to obtain cost-effective mortgages. These reserves should be returned in full in five years' time and in the interim period an attractive rate of interest will be earned, including a premium to mitigate the possibility of mortgage defaults.
40. Overall the LAMS schemes have been successful both in allowing a large number of first time buyers to obtain finance towards their homes which they wouldn't otherwise have been able to do and stimulating the local housing market. There are obvious additional benefits into the local economy through providing this type of support. In total, at the end of August 2015 over 201 applications have been completed.
41. The Council has built on the experience of the first tranche with the launch of a number of joint schemes with district partners and a second countywide scheme through the Lloyds Banking Group and the Mansfield Building Society. These schemes are already proving a success across the county.
42. Despite a number of publicity initiatives, the schemes involving Mansfield Building Society have not received any take up. As such it is considered appropriate to seek closure of those schemes. There will be no financial implications to the Local Authority as a result of these closures.
43. Unfortunately, the extension of the Government's 'Help to Buy' scheme to first time buyers, being similar to the local authority mortgage schemes has overtaken local authority mortgage schemes. This has resulted in the Lloyds Banking Group suspending their involvement with LAMS and until they reverse their decision or another financial institution with a local presence enters the market for LAMS the County Council is not able to make any further investment in LAMS. As a consequence our involvement with future LAMS is currently suspended.

Reason/s for Recommendations

44. LAMS provides the County Council with a very significant role in promoting economic prosperity within the County. Participation in LAMS, by way of lending to banks in a manner which allows them to make more affordable mortgages available to people who do not

currently have the resources to put a significant deposit into a house, will assist in 'oiling the wheels' of the property market within the County. This can only be positive for economic growth.

45. There is evidence that there are a large number of individuals, couples and families who are currently in either social housing or private rented accommodation but who have the ability to pay a mortgage and want to buy their first house. The obstacle to them becoming property owners is the need for them to save a significant deposit (sometimes as much as 25% of the property value) before they have access to a mortgage at a reasonable interest rate, or even access to a mortgage at all. LAMS allows these people to buy their first house with a significantly lower deposit than would otherwise be required, and on similar terms to them providing a 25% deposit. The potential for LAMS to assist in 'freeing up' social housing is beneficial to housing authorities and it was with this in mind that the County Council has been able to join with some of the district councils within Nottinghamshire to launch a number of schemes.

Statutory and Policy Implications

46. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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

47. It is recommended that Members:

- (a) Note the success of the Local Authority Mortgage Scheme (LAMS) in Nottinghamshire, in particular the successful partnership arrangements with district councils.
- (b) Note that the LAMS involving the Mansfield Building Society is to close.
- (c) Note that existing LAMS involving Lloyds will close on 31 July 2016 and involvement with all future LAMS is suspended.

Nigel Stevenson

Service Director - Finance, Procurement and Improvement

For any enquiries about this report please contact:

Glen Bicknell

Senior Accountant – Financial Strategy & Accounting

Constitutional Comments

48. As this report is for noting only no Constitutional Comments are required.

Financial Comments (NS 12/05/2016)

49. The risks associated with establishing a Nottinghamshire LAMS were set out in the report to Policy Committee 12 December 2012; consequently the likelihood of the Authority incurring any material loss is very low.
50. The scheme is financed through the use of reserves. For the cash-backed scheme(s) the financial contribution is time-limited and will be received back after the scheme has been completed. For the non-cashed backed scheme no initial investment is required and it is proposed that the premiums received would be set aside to meet any future defaults.

Background Papers

None

Electoral Division(s) and Member(s) Affected

All

REPORT OF THE SERVICE DIRECTOR, FINANCE, PROCUREMENT & IMPROVEMENT**LOCAL AUTHORITY MORTGAGE SCHEME – PROGRESS REPORT****The LAMS Process and Associated Risks**

1. Whilst the County Council is not a housing authority it clearly has a very significant role in terms of promoting economic prosperity within the County. Participation in LAMS, by way of lending to banks in a manner which allows them to make more affordable mortgages available to people who do not currently have the resources to put a significant deposit into a house, will make a significant difference on the property market within the County. There is a potential to aid about 500 first time buyers with approved proposed total investment of £15m in the Nottinghamshire scheme. In addition, there are expected to be knock-on economic benefits to the County of the scheme, although these are more difficult to quantify.
2. The scheme operates by way of the County Council lending an amount of money (the first tranche was set at £2m) to a financial institution that has agreed to be part of the scheme. This loan will be for a 5 year period and the interest payable will be a market rate for a 5 year loan plus an additional margin to protect against some of the risks associated with the default by mortgage holders. This is known as a cash-backed scheme.
3. The loan made to the financial institution is not used to provide the finance for individual mortgages and is merely used as an indemnity against any defaults on the mortgages that occur in the five year period. After this five year period the lender assumes full responsibility for the mortgage and any subsequent defaults, and the loan is returned to the County Council. If there are mortgages that are in arrears by more than a specified period at the end of the five year period, there will be an agreed 'hold back' to cover the possibility of these mortgages ultimately ending in default.
4. Two financial risks to the County Council were identified: firstly that the financial institution defaults on the loan and secondly that their lending criteria are insufficiently stringent and that a significant number of defaults occur. The former of these risks can be minimised, but not alleviated completely, by careful choice of the counterparty. The latter risk is more difficult for the County Council to control and it is important to be comfortable that the financial institution has a risk-aware methodology in respect of the granting of mortgages. It is reasonable to expect them not to

take risks with the County Council's money that they would not take with their own, and this has been confirmed.

5. For any mortgages granted the mortgagee will put down a deposit of at least 5% and the County Council's loan to the financial institution will indemnify the rest of the loan, down to a 75% level. In the event of a default an invoice would be issued to the County Council to cover the amount of the indemnity provided against the mortgage, less any monies recovered as part of the repossession and sale of the property.

The Mansfield Building Society (MBS) schemes are non-cashed back schemes, whereby the Council offers guarantees to the financial institution on offering up to 20% mortgage guarantee for the payment of a premium, typically in the region of £500 per mortgage, which would in effect reflect the risk in offering the guarantee to each mortgage. In non-cash backed schemes it is only upon default of a mortgage whereupon the Council would have to pay over to the financial institution for the level of the indemnity provided on the mortgage (net of any recovery). Similar to the cash backed scheme the length of the indemnity is for a 5 year period. The same conditions would apply as to the maximum loan of £142,500 and the same strict lending criteria would be undertaken for a mortgage as for all mortgage applicants from the financial institution. Consequently, it is anticipated that with similar low default rates the premiums received would be in excess of any default risk. In addition, as no money is initially lent in a non-cashed backed scheme the initial counterparty default risk would not exist.

23rd May 2016**Agenda Item: 6****REPORT OF THE SERVICE DIRECTOR, ICT****ICT PROGRAMMES AND PERFORMANCE QUARTER 4 2015-16****Purpose of the Report**

1. To provide the Finance and Property Committee with the 4th quarter progress update on key projects and performance measures for ICT Services and to outline the major planned activities over the next 6 month period.

Information and Advice**Programmes Update**

2. The ICT Strategy 2014-17 identifies the five ICT strategic themes that will support business transformation across the County Council and these are shaping much of the activity and priorities within ICT Services, covered in the progress and planning sections of the report (paragraphs 3 and 4). The five key themes are:
 - **Workforce mobilisation:** using technology to transform the productivity, efficiency and mobility of the workforce
 - **Customer channel shift:** using technology to support the delivery of effective web based self-serve functions for public service users
 - **Business performance reporting:** using technology to improve how business data is extracted from multiple systems, interrogated and reported through to users
 - **Partnership working:** using technology to support the greater integration of public facing services, including the effective sharing of data, systems and ICT solutions
 - **Reliability and compliance:** maintaining a current and fit for purpose ICT estate that supports improved business continuity and is compliant with Public Services Network (PSN) standards
3. Progress has been made in all of the priority ICT projects over the last quarter. A summary of progress is as follows:
 - i. The emCloud project is delivering the new broadband network and internet services for 405 corporate and school sites, and the innovative design of this new network delivers annual cash savings of £500k to the County Council from 2016-17. The

implementation of the core network is complete and 384 sites have had the new broadband circuits installed. Virgin Media Business are running behind on their installation schedule, and so the existing network contract with Capita has been extended for those delayed sites.

- ii. The successful workforce mobilisation project that provided new technology and automated workflow to some 1,600 staff in social care teams has been completed and will be closed down. Data will continue to be collected and collated to monitor and support the delivery of project outcomes. Within the Adult Social Care, Health and Public Protection Department (ASCH & PP) initial teams to receive their mobile solution and training are now achieving 15-20% productivity gains in assessments completed and mileage has reduced by 16%. Support will be provided to the departmental aftercare programme which seeks to drive adoption of the enabling technology and ensure realisation of the benefits forecast.
- iii. The two scheduling and rostering pilot projects within the ASCH & PP Department have been successfully completed and the solutions are being transitioned to business-as-usual. As part of this short pilot with the Mansfield and Ashfield Older Adults Team for Occupational Therapy, the percentage of assessments completed within the 28 days target increased dramatically from 27% to 81%. The average number of working days each assessment has taken from initial contact to assessment end has reduced considerably from 34 days to 23 days. A further pilot is now planned for the START Re-ablement Team.
- iv. Following the successful trial of EE SIM cards with Microsoft Windows tablets in parts of the county to see if this improves connectivity, criteria for their allocation and a deployment process have been agreed.
- v. Following a successful pilot, the rollout of 1,000 Microsoft Windows smartphones to replace legacy BlackBerry devices has commenced and is planned to complete in June 2016. Some 350 have currently been replaced.
- vi. Microsoft Lync telephony services (now Skype for Business) have now been rolled out to Sir John Robinson Way, Lawn View House, Sherwood Energy Village, Prospect House, Chancery Lane, Chadburn House and Dale Close. This doubles the number of users to some 3,800. The Lync solution runs over the broadband ICT network (rather than requiring separate telephony lines) and provides telephony, presence, instant messaging and conferencing services. A pilot of video conferencing has commenced at Lawn View House, County Hall and Trent Bridge House. This is to support more internal meetings on-line, requiring less travel.
- vii. As part of the Digital First Programme the web based “customer journey” for waste permits has been made live, with very high take up from the public (52,000 users and 72,000 vehicles registered at time of writing). The “customer journey” for reporting streetlight defects and potholes has been made live within the Customer Service Centre, ahead of being made live on the NCC website for the public.
- viii. A new *AchieveService* customer experience management system has been made live in the Customer Service Centre. This is used for managing enquiries from service

users and members of the public and for maintaining customer records, replacing the current *Lagan* system which will be decommissioned.

- ix. Inspire went live successfully as planned in early April 2016 with the desktop computer image now reflecting Inspire branding. Further work is underway to develop the next phase of deliverables to support Inspire including the move to the cloud-based Microsoft Windows Office 365 platform for e-mail and calendar functions.
- x. Work is on schedule to support the go-live of the VIA Highways service and ARC Property service on 1st July 2016.
- xi. The roll-out of Microsoft Office 2013 to all users is complete.

4. Over the next 6 months the major focus of activity will include the following:

- i. ICT Services will commence a staff restructuring exercise to reflect changes to the operating environment and to deliver the planned budget savings that are required for 2017-18 and 2018-19.
- ii. The Remote Access Strategy will be refreshed by reviewing all current technology access methods (e.g. mobile VPN service, home VPN service, supplier remote access, Get Connected, OLVI) and establishing a clear way forward.
- iii. Following a thorough review of current data centre services and future options, a plan will be scoped for the initial transition from the current on premise data centre provision (at County Hall) to off-premise (cloud) based services.
- iv. The emCloud project will be completed with all corporate and subscribing school sites having new broadband connections and being migrated onto the new network. The legacy Capita broadband network will be decommissioned.
- v. The workforce mobilisation programme will be closed down with the deployment and support of mobile devices being transitioned into business-as-usual.
- vi. The use of scheduling and rostering technology for the START Re-ablement Team will be planned and commenced.
- vii. The ICT elements of the Smarter Working pilot at Lawn View House will be scoped and planned. This is a project to re-purpose the property to better support more mobile and integrated working.
- viii. The replacement of 1,000 BlackBerry devices with Windows Lumia smartphones will be complete and the BlackBerry service will be decommissioned.
- ix. Microsoft Lync telephony will be deployed to Meadow House and a number of sites to support both Inspire (Glaisdale, Worksop, Mansfield and Sutton Libraries) and VIA (Gamston and Bilsthorpe).

- x. As part of the Digital First Programme the revised web based “customer journeys” for concessionary travel, streetlights and potholes will be made live on the NCC website for access and use by the public. The intranet site will be updated with a new design.
- xi. Work alongside Acuma (NCC appointed partner) to define and supply the ICT requirements to support the Corporate Performance Reporting Project. This project aims to improve how data is extracted, displayed, reported and used from the wide range of ICT systems that are in use. This will result in a more uniform and consistent approach to reporting in order to enhance decision making. The project seeks to replace the current plethora of reporting solutions and approaches with a more holistic way forward. The project is initially focussing on reporting for ASCH & PP and CFCS departments.
- xii. Following the full implementation of the *AchieveService* customer experience management system for use by the Customer Service Centre, the existing Lagan system (which it replaces) will be decommissioned.
- xiii. ICT Services will develop and deliver the services designed to meet the business requirements for the Highways VIA and Property ARC services for the planned go-live date of July 2016.
- xiv. A proof of concept will be scoped and started with social care and health service teams to use technology to automate and integrate some of their work activities.
- xv. Work activity will be undertaken in support of the annual PSN health check and assessment (for secure connectivity to the Public Services Network).
- xvi. The Computer Equipment Replacement Programme for 2016-17 will be scoped and commenced to ensure desktop and laptop computers remain fit for purpose.

Performance Update

- 5. To provide a balanced assessment of performance ICT Services measures four groups of indicators that cover business activities, customers, staff and finance. Performance for the 4th quarter of 2015-16 is attached as an Appendix.

Business Activity Indicator

- 6. The business activity indicators measure some of the key day to day operational performance areas, with the two most significant being systems availability and incident resolution. The focus is to ensure that business critical systems are operational during business hours and that any incidents are resolved speedily and within service level agreement (SLA). Systems availability continues to remain at high levels with aggregate availability of 99.89% in the quarter.
- 7. The speed with which ICT Services and suppliers respond to incidents has continued to improve over the last couple of years but performance is not yet quite at the target level with a 90.8% achievement against a 92% target. In 3 of the months over the last year the target

has been reached, but never quite over a quarter. Improving incident resolution remains an area of focus for us so that we start reaching this target on a quarterly basis during 2016-17.

8. The County Council is increasingly reliant on its ICT provision and so disruptions to services need to be avoided wherever possible. During January there were issues within the Virgin Media broadband network that had an impact on the access of some schools to web services. In February there were two major disruptions. The first was a software configuration fault that blocked access to some websites. The second was a server failure on a Saturday evening that blocked access to Rostrvm/Lync telephony, the pensions system and to Microsoft SharePoint. This was resolved early on the Monday morning once ICT staff were on-site.
9. The business activity indicators also show two project performance indicators that are used by CIPFA (Chartered Institute of Public Finance and Accountancy). The project delivery index is used to measure conformance to good project management standards e.g. adoption of PRINCE 2 methodology, business case produced, delivery to timelines, business benefits achieved etc. Performance against this indicator remains good and has improved since we reorganised the service last year and incorporated dedicated programme and project management resources into our structure. The second indicator is related to delivery of milestones, and measures the overall percentage of milestones delivered by the planned timelines. Progress has remained good during the period, see paragraph 3, with 78% achieved in the quarter. Although this is lower than target it continues to reflect largely good progress against a very ambitious business and technology change programme. Against the 60 milestones we set there has been some slippage by suppliers (impacts on the roll-out of Microsoft Lync), delays associated with new technologies and availability of resources (Windows Smartphones, shared Wi-Fi with health, video conferencing pilot) and slippage due to customer input (ASDM solutions, intranet re-development).

Customer Indicator

10. The access channel into ICT Services is the Service Desk which receives and handles the incidents, service requests and enquiries. The efficiency and effectiveness of this function is crucial for the user perception of the whole range of services provided. Daily customer satisfaction feedback is collected from corporate and school users of the Service Desk and is being measured against a target score of 4.5 (score 1-poor, 5-excellent). The feedback from users remains very positive and above target and the Service Desk delivered good performance this quarter in resolving issues, minimising call time and answering calls quickly.

Staff Indicator

11. The average number of sick days per staff member within ICT Services is at the County Council target of 7 days. Training activity for ICT Services staff is crucial to ensuring that the relevant and required skills are available and we have exceeded this year's development activity, which reflect the volume of technology and service change that has been undertaken.

Financial Indicator

12. Revenue spending was in line with budget plans throughout the year with a very small overspend of £40k on a net budget of £10 million. The profile of capital spend is changing as we plan the move away from owning and managing our own data centre and making use of off-premise (cloud) arrangements instead. There was therefore a small underspend on the infrastructure programme (2%). We will look to sweat the assets that are located within the County Hall data centre as we acquire new platforms elsewhere.
13. ICT Services also continues to provide very favourable cost comparisons with other public sector bodies with each of the financial indicators within the best and lowest cost quartile of the current annual CIPFA benchmarking.

Reason for Recommendation

14. To raise awareness of progress on the key ICT programmes and performance indicators for 2015-16.

Statutory and Policy Implications

15. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

To note the progress against the key programme and performance measures for ICT Services and the priorities for the next 6 month period.

Ivor Nicholson
Service Director - ICT

For any enquiries about this report please contact: Ivor Nicholson on 0115 9774006

Constitutional Comments:

This report is for noting only so no constitutional comments are required.

Financial Comments: (SES 04/05/16)

Financial performance is outlined in paragraphs 12 and 13. ICT Services continues to monitor against key performance indicators to improve value for money.

Background Papers








None



Electoral Division(s) and Member(s) Affected







All



ICT Services Overall Performance: Quarter 4 2015-16



Key symbols table:







Status	Indicators	Trend	Base this on change from same period last year
	Below target by more than 10%		Improving trend
	Below target by up to 10%		Deteriorating trend
	On or above target		No change
	No reported data or no target		





Business Activity Indicator	Performance 2015-16							Comments
	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Actual	Q4 Target	Status	Trend	
Average availability to users of NCC's business critical services during business hours	99.84%	99.90%	99.90%	99.89%	99.7%			<p>There are 41 services identified as Business Critical to the County Council e.g. e-mail, internet, Framework, BMS, Capita ONE etc.</p> <p>Contributory factors to this high level of availability are the investment in the ICT infrastructure (such as the network, servers, cabling and data centres), a proactive approach to infrastructure alerts and monitoring (taking pre-emptive action where necessary), plus the rapid response of technical teams should issues occur.</p> <p>The target has been increased in 2015-16 from 99.6% to 99.7%.</p>













Business Activity Indicator	Performance 2015-16							Comments
	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Actual	Q4 Target	Status	Trend	
% Incidents resolved within agreed service levels	91.6%	90.1%	88.1%	90.8%	92%			This indicator assesses the performance of the ICT function in restoring service and responding to incidents within our Service Level Agreement (SLA). The changes made to the ICT operating model and staffing structure support a more focused approach to managing incidents and this has had a positive impact with improving performance. In this quarter there were 8,436 incidents reported (8,459 last quarter).
% of ICT changes successfully completed	99.6%	98.7%	100%	99%	98%			The ICT change management process aims to ensure that upgrades and new services are implemented without any negative impact on service provision and ensure that all changes to business critical services have been comprehensively planned, tested and authorised before being carried out. In this quarter there were 302 changes (350 last quarter) of which 2 failed.
Compliance to CIPFA project delivery index	8.7	7.8	8.5	9	8.0			This indicator measures the effectiveness of ICT project management and delivery by assessing approved projects completed in the quarter against a set of 9 defined criteria established by CIPFA and based around PRINCE 2. In the period there were 8 projects that were closed and performance has improved as we are better at capturing cashable/non-cashable benefits.

Business Activity Indicator	Performance 2015-16							Comments
	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Actual	Q4 Target	Status	Trend	
% of project milestones delivered	78%	77%	76%	78%	85%			Each project and priority activity incorporates a series of milestones (both for ICT Services and the business) that are the basis for assessing progress. These can be updated by Project Boards to reflect revisions to scope, priorities etc. Progress has been made against all priorities as outlined in paragraph 3. In this period there are 60 milestones and there has been some slippage by suppliers (impact on Lync project), delays associated with new technology solutions and IT resourcing (Windows Smartphones, shared Wi-Fi with health, video conferencing pilot, network segregation) and slippage due to customer input (ASDM solutions, intranet re-development).

Customer Indicator	Performance 2015-16							Comments
	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Actual	Q4 Target	Status	Trend	
Customer satisfaction score: Corporate school users	4.7/4.5	4.7/4.6	4.7/4.8	4.5/4.7	4.5			The access channel into ICT Services is the Service Desk which receives and handles the incidents, service requests and enquiries. The efficiency and effectiveness of this function is crucial for the user perception of the whole range of services provided. ICT Services collects information regarding customer's satisfaction (score 1-poor, 5-excellent) of the ICT incident management process for both corporate and school users (weekly sample sizes are approximately 30 corporate users and 20 school users).

Customer Indicator	Performance 2015-16							Comments
	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Actual	Q4 Target	Status	Trend	
Service Desk 1 st call resolution	62%	61%	55%	59%	60%			First call resolution measures the effectiveness of the Service Desk at first point of call. The 60% is an enhanced target and is a balance of being able to manage the call volumes through the desk and maintaining a high % success rate within the allocated call period (5 minutes).
Average Service Desk call duration	3.7mins	4.2mins	4.5 mins	4.4mins	5mins			In order to manage call volumes and achieve a lower call abandonment rate, a target of 5 minutes (ICT industry practice) is allocated to each call to the first line Service Desk.
% dropped calls on Service Desk	6.4%	9.3%	11.1%	9.6%	12%			This measures the proportion of calls unanswered by the Service Desk (including calls that are terminated by the user having heard recorded incident updates).

Staff Indicator	Performance 2015-16							Comments
	Q1 Actual	Q2 Actual	Q3 Actual	Q4 Actual	Q4 Target	Status	Trend	
Average Number of sick days per staff member	1.55	3.21	5.43	7	7			This level of staff sickness is currently at the profile of the annual county council target of 7 days per member of staff.
Average number of professional training days per member of staff	0.90	1.81	2.91	4	3			The annual target is 3 days per member of staff and this has been exceeded in 2015-16.

Financial Indicator	Performance 2015-16				Comments
	Actual	Target	Status	Trend	
Expenditure against revenue	100%	100%			Planned budget reductions of £250k have been delivered for 2015-16 (£3.5 million in the last 5 years). Actual spending was £40k over budget in 2015-16.
Expenditure against capital	98%	100%			Capital spending was in line with plans for the Infrastructure Replacement Programme and Microsoft licensing. There was a small year-end underspend as we have re-scoped the Infrastructure Replacement Programme to plan for our future migration away from the County Hall data centre to <i>off-premise</i> provision.
Cost of ICT support per user	£187	£203			Our current cost of £187 per user puts the county council in the lowest cost quartile of CIPFA 2014 benchmarking. The target of £203 is based on remaining within the top quartile.
Cost of ICT support per workstation	£178	£235			Our current cost of £178 per workstation puts the county council in the lowest cost quartile of CIPFA 2014 benchmarking. The target of £235 is based on remaining within the top quartile.
Acquisition cost of desktop PC	£383	£448			This includes the cost of procurement and installation as well as the cost of the device and software. We currently perform at the lowest cost quartile of CIPFA 2014 benchmarking.
Acquisition cost of laptop	£597	£640			This includes the cost of procurement and installation as well as the cost of the device and software. We currently perform at the lowest cost quartile of CIPFA 2014 benchmarking.

23 May 2016**Agenda Item: 7****REPORT OF THE CORPORATE DIRECTOR, RESOURCES****COUNCILLORS' DIVISIONAL FUND MONITORING REPORT****Purpose of the Report**

1. To inform committee of the two grants audited for compliance with the Councillors' Divisional Fund (CDF) Policy and Guidance, and identify two further grants for audit.

Information and Advice

2. Policy Committee on 7 May 2014 approved a revised Policy and Guidance for the CDF, following the decision in the County Council budget to reduce the amount available from £10,000 to £5,000 per member.
3. Between five and ten applications annually will be subject of an audit which will include ensuring that the monies provided have been spent in accordance with the application made.
4. The last two applications selected for audit were

Mansfield West: Cllr Diana Meale

Walking for Health - On Your Doorstep: £300 for promotional leaflets

Ruddington: Cllr Reg Adair

Costock Church of England Primary School: £1000 towards surface outside Early Years and Key Stage 1 classrooms to help child in wheelchair

In both these cases, the grant was spent in accordance with the application.

5. The next grants to be audited are:

Mansfield North: Cllrs Joyce Bosnjak and Parry Tsimbiridis

Focus Point, Vale Road, Mansfield Woodhouse NG19 8DR

£250 from each councillor towards a new computer for community centre

Hucknall: Cllr John Wilmott

George Street Working Men's Club, George St, Hucknall NG15 7DZ

£250 towards new toilet block

The findings of these audits will be reported to Committee in July 2016.

Reason for Recommendation

6. This report complies with the revised Policy and Guidance approved by Policy Committee on 7 May 2014.

Statutory and Policy Implications

7. 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

- 1) That the monitoring report on the Councillors' Divisional Fund be noted, and the outcome of the audits be reported in the next quarterly report.

Jayne Francis-Ward
Corporate Director, Resources

For any enquiries about this report please contact:
Paul Davies, Democratic Services tel 0115 977 3299

Constitutional Comments

8. This report is for noting purposes only.

Financial Comments (SES 29/04/16)

9. There are no specific financial implications arising directly from this report.

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, 7 May 2014
- Departmental spreadsheet detailing all grants made to date

Electoral Division(s) and Member(s) Affected

- All

23 May 2016**Agenda Item: 8a****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****PROPERTY JOINT VENTURE – PROGRESS AND IMPLEMENTATION****Purpose of the Report**

1. To apprise the Committee of the progress made in the establishment of the Property Joint Venture (JV): (Design & Operations).
2. To seek approval to the appointment of County Council Directors to the JV and County Council Shareholder Representative.

Information and Advice

3. The Committee will recall that approval was given to the establishment of the Property JV with Scape Group at its meeting on 9 November 2015. Members are aware that Scape Group is controlled by local authorities. The local authorities who control Scape Group are D2N2 local authorities, Gateshead and Warwickshire County Council.
4. Lead Councillors (Cllrs Kirkham, Langton, Adair and Rigby) have been regularly kept abreast of the progress and issues leading up to the establishment of the JV throughout the process.
5. It is pleasing to report to the Committee that good progress has been made on all key aspects of the arrangements to the mutual satisfaction of both the County Council and Scape Group.
6. Final agreement has been reached on all essential matters (subject to final legal drafting), which are subject to approval both by the County Council and Scape Board this month. If approved it paves the way for signing off all the legal agreements that will support the JV.
7. The Committee should note that the company will be known as Arc Partnership (registered as Arc Property Services Partnership Ltd).
8. The set-up, governance and operation of the JV are set out in 3 key documents which include the following:
 - Shareholders Agreement (between Scape Group and the County Council)
 - Arc Service Contract (between JV and the County Council)
 - Business Plan (2016-19)

9. The 3 documents described above are briefly explained below:

(i) Shareholders Agreement

The Shareholders Agreement identifies the responsibilities of Scape Group and the County Council in the ownership, operation and governance of Arc, together with the share of costs, benefits, liabilities and assets for each party. The Agreement sets out that:

- Scape Group will have 80 shares, and the County Council 20; the County Council's shares will be of a different class which will entitle the County Council 50% of the profits of the Company;
- governance of Arc will be via quarterly meetings of a Board of Directors;
- there will be parity of voting rights with the County Council and Scape Group each appointing 2 directors; Scape Group appointing the Chair who will have the casting vote.

The Shareholders Agreement requires the production of an annual Business Plan to be approved by the Arc Board of Directors and setting out the key intentions for Arc over the following three year period.

Arc will be financed by a combination of capital (contributed as vehicles and tools in the County Council's case) and a loan from each shareholder of £200,000 at 4% above PWB, repayable within 2 years.

There are a list of "Reserved Matters" in respect of which both shareholders need to be in full agreement. These cover key issues including:

- major indebtedness;
- changes to the approved Business Plan;
- buying and selling a property;
- entering into certain types of contracts;
- specific employment matters.

(ii) Service Agreement

If approved, the Service Agreement will be entered into between the County Council and Arc, and defines the services to be provided by Arc to the County Council. Under the Service Agreement, Arc is required:

- to ensure that it remains as a "Teckal" company, ie a company with sufficient control and at least 80% of turnover deriving from the County Council that the Council is not required to go through a procurement process to work with it;
- to provide the Services for a period of 10 years subject to extension or earlier termination;
- to provide services in accordance with the County Council's service plan, project briefs, legal requirements, consents, good practice, required standards, key performance indicators, agreed policies and CDM regulations. Arc is only required to achieve key performance indicators formally 12 months after commencement in order to allow for a "bedding-in" process;
- to both manage pre-existing Construction Contracts on behalf of the Council but also, from "go live" date to enter into all new Construction Contracts in its own name on behalf of the Council;

- to deliver projects within budget, on time and to a high level of customer satisfaction, failure to meet KPIs can lead to a range of sanctions, including loss of exclusivity or, ultimately, contract termination.

Under the Service Agreement, the County Council has the following key obligations:

- to grant exclusivity to Arc for the provision of services to the County Council for a 10 year contract period, with a potential for a five-year extension.
- to indemnify Arc for redundancies (up to an agreed threshold and within a timeframe).

(iii) The Arc Business Plan (2016-2019)

The key objectives for Arc Partnership are to:

- deliver a successful transfer of services and staff from the County Council to Arc by 1st of June 2016, and maintain and develop a professional workforce;
- deliver the 10-year Service Delivery Agreement with the County Council;
- grow new business, sharing the benefits of this activity between the shareholders;
- secure external income growth;

Arc Partnership:

- offers built environment design and project management services, with expertise in local government, education and the wider public sector;
- has an education sector focus but intends to offer services to a range of public sector clients in Nottinghamshire and the East Midlands;
- is a Public Contracting Authority, managing the County Council's construction programme and able to procure construction services for its clients and its own supply chain requirements.

Arc is resourced to deliver with:

- a transferring workforce of around 70 staff, including a professional (design and project management) workforce and an internal contracting arm;
- access to the Scape Procure construction and consultancy frameworks;
- access to a supply chain of local sub-contractors and materials suppliers;
- support services, provided mainly via Scape Group, but with pension/payroll provided by the County Council.

Arc is projected to deliver the following financial performance, noting:

- financial controls and a risk register are in place;
- the impacts of changes to income, costs and staffing levels, have all been considered;
- projections are prepared based on estimates and information provided by the County Council and Scape Group.

10. The Scape Board is due to meet on 13 May to consider giving approval to the establishment of the JV with the County Council. The decision of the Scape Board will be reported to the Committee at its meeting.

Local Partnership Assurance

11. As a part of due diligence, the Chief Executive instigated a review of key aspects of establishing the JV and give an independent external view of the state of readiness to go-live and sign the deal with JV after taking views of the service, Legal, Finance and HR advisors involved in the setting up of the JV.
12. Local Partnership Assurance work has been completed and reported back to the County Council. A copy of their report is available as a Background Paper to the report.
13. In summary, the Local Partnership Assurance Review concludes that excellent progress has been made towards the 'go-live' date of 1 June 2016 for the JV. It goes on to give great credit to all involved with the County Council and Scape Group as there appears to be no major obstacles to prevent a successful transition to the new operating model.
14. To achieve the above, focus now needs to be on building Arc into a strong new player in the market.

County Council Directors and Shareholders Representatives on Arc JV

15. The County Council is entitled to appoint two Directors to the Arc JV. It is important to appoint those individuals to this role who have proven track records and bring experience and expertise to make Arc into a successful and thriving company and bring added value to the workings of the Board.
16. The Education sector and academy markets are critical to the success of the JV. It is therefore recommended that Derek Highton (Service Director Youth Families & Cultural Services) and Jon Hawketts (Group Manager Quality & Improvement) are County Council representatives on the Arc Board.
17. The Shareholder Representative role is different from the Board of Director roles, as it is about responsibilities to the County Council rather than the Board of Directors whose ultimate responsibilities are to the company under company law.
18. It is therefore recommended that the County Council Shareholder Representative role is vested in Corporate Director (Place) or his/her nominee.

Statutory and Policy Implications

19. 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

It is recommended that Committee:

- 1) Note the report;
- 2) Approve appointment of Derek Highton (Service Director Youth, Families & Cultural Services) and Jon Hawketts (Group Manager Quality & Improvement) as Directors of Arc.
- 3) Approve the appointment of the Corporate Director (Place) or his/her nominee as the County Council's Shareholder Representative to Arc.

Jas Hundal
Service Director
Environment, Transport & Property

For any enquiries about this report please contact: Andrew Stevens, Group Manager, Property - 0115 9772085

Constitutional Comments (SMG 11/5/2016)

20. The Committee has responsibility for property design and construction and related consultancy services. The proposals set out in this report fall within the remit of this Committee.

Financial Comments (TMR 10/05/2016)

21. There are no direct financial implications arising from this report.

Background Papers and Published Documents

Local Partnership Assurance Report.

Electoral Division(s) and Member(s) Affected

All

23 May 2016**Agenda Item: 8b****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****PROPOSED DISPOSAL OF THE CLASP BLOCK, DATA CENTRE AND
RIVERSIDE BLOCK, COUNTY HALL****Purpose of the Report**

1. To seek Committee approval to the proposed methodology and approach to the disposal and redevelopment of the CLASP Block and possible redevelopment of the Data Centre and Riverside Block.
2. To seek Committee approval for the land previously occupied by the main CLASP block to be used for temporary campus car parking.

Information and Advice

3. 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 and the business affairs of a particular person (including the authority holding that information)). Disclosure of this information would prejudice the parties' commercial interests.
4. Committee will be familiar with the group of CLASP constructed buildings which adjoin the County Hall 'H' Block at West Bridgford. In June 2015 Committee approved the demolition of the main CLASP Block fronting Loughborough Road. Subject to finalising the tender documentation, demolition is due to commence towards the end of August 2016, with completion of the demolition around May / June 2017.
5. During the demolition works, car parking and access to the campus will be severely restricted. This may be mitigated by using alternative parking.
6. It is proposed to formulate a Development Brief for the CLASP site. The purpose of this Development Brief is to set out the parameters of development, what use may be considered and what restrictions/constraints need to be taken into account, further details of the site constraints are set out in a later section of this report.
7. Input into the creation of a Development Brief will be received from the usual Community and Statutory Stakeholders such as any local chamber of commerce, resident associations, Environment Agency, Highways Department. In addition views will be invited from Nottingham City Council and Rushcliffe Borough Council. Once completed this document will be an integral and important part of the marketing campaign for the land to be sold/developed.

8. The scope of the Development Brief will need to cover the whole of the County Hall and Clasp Blocks. Detailed focus and consideration will need to be given to the following areas:
- (i) The delineation of the “red line” boundary for the land to be sold/developed. In particular, consideration needs to be given to whether the “red line” boundary should include both of the buildings known as the Data Centre and the Riverside Block. (*See Plan 1 attached*).
 - (ii) The Riverside Block and the Data Centre both occupy key strategic river frontages. If the Riverside Block is to be included within the “red line” boundary consideration needs to be given to what current uses within the Riverside Block will need to be replaced. The key uses are the Civic Suite, Rufford Suite, Riverside Restaurant and the School Catering unit which provides circa 400 meals a day to local West Bridgford schools.
 - (iii) Car parking: the level of car parking required to support the proposed development and the level of parking required to support County Hall
9. The whole of the County Hall site comprises approximately 4 Ha (11 acres), of which 2 Ha (5 acres) roughly could be considered as being within the curtilage of the main CLASP block. The surface (unbuilt) area of the overall County Hall site is used predominantly for surface car parking.
10. The overall campus incorporates the provision of approximately 600 surface car parking spaces. Approximately 450 of these could be considered as being within the physical curtilage of the CLASP building, Data Centre and Riverside Block, with the remaining 150 adjacent to the 'H' Block.

Cross Service Steering Group

11. A Cross Service Steering Group (CSSG) has been created to facilitate the development proposed. The CSSG currently comprises representatives from Property, Planning, Legal, Finance and others as appropriate.
12. Arrangements are currently in hand to appoint an external firm to assist with the preparation of the Development Brief and marketing of the site. At this early stage of the process Property and Planning will be leading with the procurement of the external advice for the creation of the Development Brief and explore the sale/development options (further details of this appointment are contained within the exempt part of the report)
- (i) Once the various constraint options for the future of the County Hall and CLASP Blocks have been considered and worked up in sufficient detail arrangements will be made to carry out a Public Consultation, this will seek the views of the local community and wider area.
 - (ii) It is important that CSSG adopt a holistic approach to considering the various constraints upon the overall development and take full account of the alternative, financial, design and operational issues associated with retaining County Hall and either selling or developing the adjacent land.

13. There is currently being undertaken an assessment of what level of overall car parking is required to support the County Hall 'H' Block.
14. Careful consideration will need to be given to the following matters site access, utilities, flooding, deliveries, staff facilities and the sensitive relationship between the proposed design of the new development and County Hall.
15. Before final tenders are invited, it is proposed to provide the Committee with a presentation of the findings and recommendation as contained in the Development Brief. The Committee will have the opportunity to consider and review all matters and the exact location of the "red line" boundary for the land to be sold/developed.
16. If it is agreed that the "red line" boundary should incorporate the Riverside Block. The Committee will need to confirm which of the uses currently contained in the Riverside Block need to be retained. For reasons of commercial sensitivity, the financial details of the marketing / disposal strategy are contained in the exempt part of the report.

Main CLASP Block Demolition and Post Temporary Use

17. The tender for the demolition of the main CLASP block will be put out for tender shortly. The earliest expected start on site is the 18 July 2016, with completion by April 2017 (unless potential contractors are able to deliver any improvements to timeframe.). The cleared site of the main CLASP building will be made available for car parking in the short term. This may be used by the Council for its own parking provision, or may be let out in order to generate an income.

Site Constraints

Heritage

18. County Hall is referred to as "non designated heritage asset" but is recognised to be of local interest. Upstream of County Hall is the Grade 2 pedestrian Trent Suspension Bridge and opposite County Hall is the Grade 2 War Memorial. Between County Hall and the Listed Grade 2 Trent Bridge is the old Trent Bridge Flood Arches which date back to the 13th-15th Century.

Height Restrictions

19. As part of the proposed Development Brief detailed consideration will need to be given to the scale height and massing of any new development on the County Council land and adjoining property.

Utilities

20. A full utilities search has been conducted that has revealed the following restrictions:

- High Voltage Electricity Cable: This represents the most severe utility restriction on development of the land occupied by the main CLASP Block. A high voltage underground cable crosses the southern portion of the site from a sub-station on Loughborough Road to a distribution centre adjacent to the Data Centre, which it

serves. It would be possible to divert this cable, although costs will be significant and would inevitably impact on the Data Centre and this aspect would need careful management.

- BT and Kingston Communication: A cable crosses the northern portion of the land occupied by the main CLASP Block. A final decision on where the “red line” boundary for the land to be disposed/development will determine whether this cable will require re-routing. If this cable does require diverting, the costs are likely to be significantly lower than the costs associated with the electricity cable mentioned above. Subject to survey, this is not considered a significant restriction.
- A hard wired communications link from the Data Centre is routed via the Riverside Block. If it is decided that the Riverside Block will be demolished and the Data Centre remains this communication link will need to be rerouted.

Flooding

21. The site benefits from the existing flood defence works along the Trent and, as such, the risk of flooding is reduced. The Environment Agency has not yet provided any detailed comments on restrictions for this site, other than to require that development would need to be 8m away from the bottom of the bank on the landward toe. This, in principle, should not hinder development, although developer experience in trying to obtain planning permission for residential conversion of nearby Centenary House suggests that habitable spaces would need to be raised above the flood plain, using the void space for undercroft car parking to serve the proposed development.

Deliveries

22. The main goods delivery point was located in County Hall. As an interim solution it is now situated within the Riverside Block and therefore will need to be further relocated if it is decided that the Riverside Block is to be included within land to be disposed/developed.

Reasons for Recommendations

23. The recommended methodology and approach as outlined will ensure that the County Council has the opportunity to fully assess all operational, financial and design considerations. Alongside this work stream consideration will need to be given to whether the Data Centre and the Riverside Block should both or individually be within the “red Line” boundary as part of the land to be sold/ developed.

Statutory and Policy Implications

24. 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 Committee approves:

- 1) The preparation of a Development Brief and the procurement approach to be adopted;
- 2) That the site of the CLASP building should be used as additional car parking for the County Hall campus, until further options have been considered.

Jas Hundal
Service Director
Environment, Transport & Property

For any enquiries about this report please contact: Oliver Dyke 0115 977 2395

Constitutional Comments (CEH 11.05.16)

25. The recommendations fall within the delegation to Finance and Property Committee under their terms of reference.

Financial Comments (GB 10.05.16)

26. There are no financial implications arising directly as a result of this report.

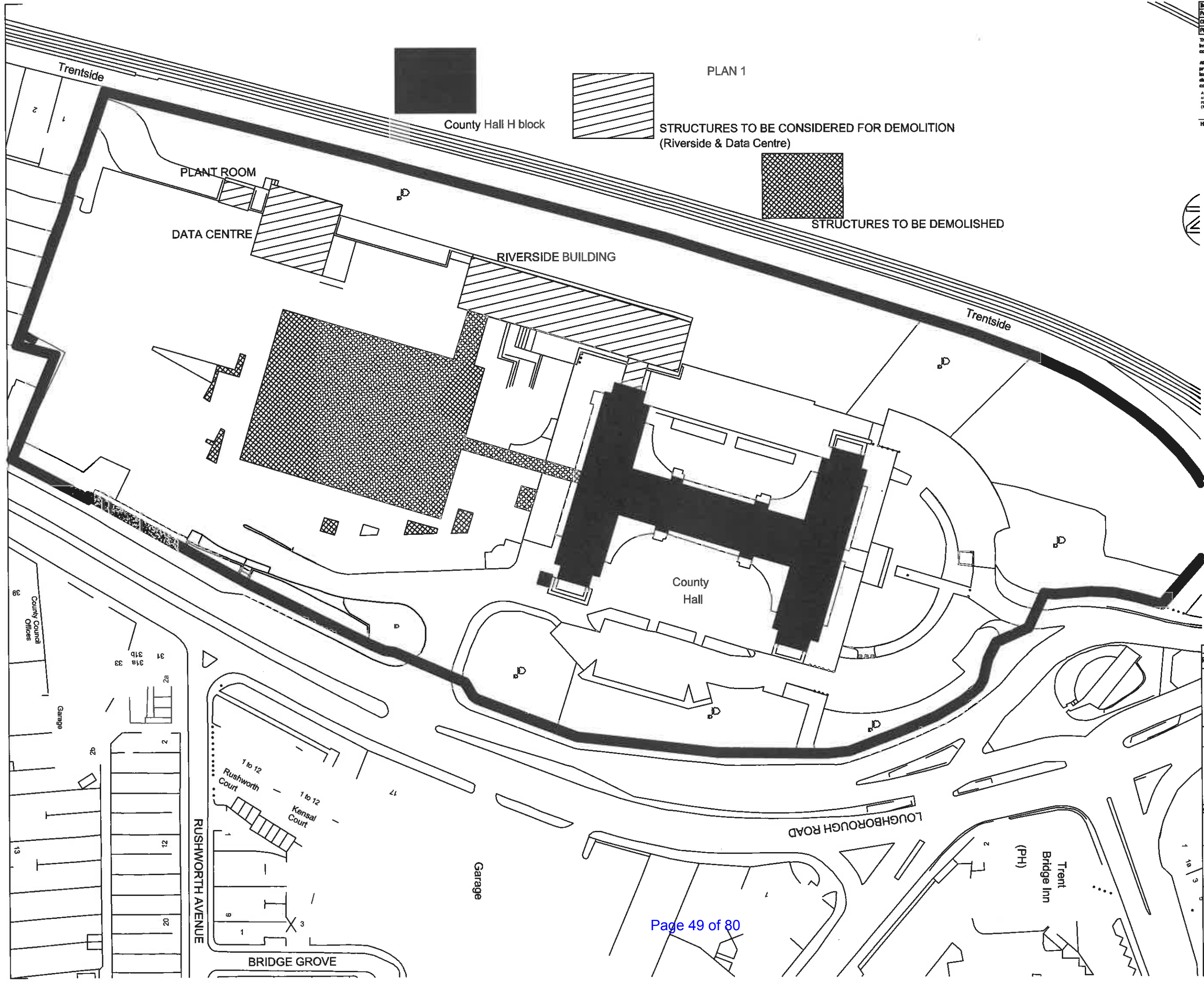
Background Papers and Published Documents

27. CAMG bid for funding to demolish the CLASP building.

Electoral Division(s) and Member(s) Affected

28. Ward(s): West Bridgford Central and South
Member(s): Councillor Liz Plant, Councillor Steve Calvert

File ref.: /SB/SB/
SP: 3050
Properties affected: 00029 - County Hall



Drawing Status	Building Control	Measurement	Site
Preliminary	<input checked="" type="checkbox"/> Building Control		
Client Approval	Fire Precautions	Tender	As Built
Planning	Pre-Tender	Contract	

This drawing should be read in conjunction with all other design information, drawings and documents including all other design consultants requirements including structural, mechanical, electrical.

All dimensions to be verified on site. Figure dimensions to take preference to those scaled. This drawing is Copyright. The drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorized person, either wholly or in part without consent in writing.

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Health and Safety Information

Rev	Description	Drawn	Chk	Auth	Date
1	Project County Hall				
1	Property No. 0029	Project No.			
1	Title Structures to be demolished & structures to be considered for demolition Plan 1				
1	Scale for A3 drawing 1:1000@A3	Drawn RM	Date	May 2016	
1		Chk'd	Date		
1		Auth	Traced		
1	Drawing No.				
1	Rev.				
1	Filename: Site plan.dwg				
1	Nottinghamshire County Council				
1	Trent Bridge House, Fox Road, West Bridgford, Nottingham, NG2 6BJ				
1	Tel: 0300 0500 80 80				
1	© Nottinghamshire County Council				

23 May 2016**Agenda Item: 8c****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****DISPOSAL OF 365 SQ M LAND AT CORONATION ROAD ILKESTON TO
NETWORK RAIL****Purpose of the Report**

1. To seek Committee approval to dispose of 365m² of land at Coronation Road Ilkeston for the sum of £1 to provide access to the station car park which is to be built as part of the new Ilkeston Station.

Information and Advice

2. A new railway station at Ilkeston was given the green light in 2013 following a successful bid for funding under the New Station Fund.
3. The new station is to be delivered through a partnership between Government, Network Rail and Derbyshire County Council. When complete it will reinstate a railway link between Nottingham and Ilkeston which was severed some 50 years ago when the previous railway station serving the town was closed (leaving Ilkeston as the largest town in England without a railway station).
4. The station is located on the Nottinghamshire / Derbyshire Border and the proposed car park itself is located within Nottinghamshire. The location is such that it will benefit residents of both Counties. The development is therefore fully endorsed and supported within the Nottinghamshire Local Transport Plan.
5. The station, on the Erewash Valley line between Nottingham and Langley Mill, will consist of 2 platforms sufficient to accommodate trains up to 6 passenger cars and will include waiting shelters. The new car park, for which the subject land gives access, will accommodate 90 parking spaces, including disabled parking, cycle storage, drop off point and taxi rank. Provision will also be made for a bus stop. Ramped and stepped access will be provided from the new footbridge to each platform as well as the car park, to the east of the station.
6. The land being sold was purchased by the County Council to facilitate construction of the Kimberley Aysworth Bypass and Aysworth Link Highway Schemes, the latter being completed in 2008. Formerly the land served as access to the site compound area for the construction works but became redundant on completion of the works. The land is now required by Network Rail to facilitate construction of the car park and vehicular access to the new Ilkeston Railway Station.

7. The following Heads of Terms have been agreed: -

HEADS OF TERMS FOR SALE

365 sqm or thereabouts off Coronation Road, Ilkeston

The Site	365 sq m or thereabouts off Coronation Road, Ilkeston shown hatched and outlined black on the attached plan.	
The Parties	Vendor: Nottinghamshire County Council County Hall West Bridgford Nottingham NG2 7QP	Purchaser: Network Rail Ltd 1 Eversholt Street London NW1 2DN
Tenure	Freehold with VP	
Price	£1 (one pound)	
Special Conditions	Usage	To provide access to a 90 space station car park in accordance with Erewash Borough Council Planning Consent Reference 0115/0030.
	Uplift	An uplift provision, to remain in force for a 25 year period, will be imposed on the sale. This will be set at 30%, payable upon grant of a relevant planning permission for any use other than that stipulated in Erewash Borough Council Planning Consent Reference 0115/0030.
Costs	The Purchaser to bear the Vendor's reasonable Legal and Surveyors fees in connection with the sale.	

Other Options Considered

8. To seek a market price for the land.
9. No financial Contribution is being made by the County Council towards the new station, however it has been agreed that officer time associated with the delivery of the scheme (including Highways) would be provided at no cost to facilitate its delivery. It is therefore proposed that the redundant section of land referred to above is sold to Network Rail at a nominal cost to further aid in the delivery of the scheme, and provide a meaningful contribution by the County Council towards the new station.

Reason/s for Recommendation/s

10. To aid in the delivery of the scheme, and provide a meaningful contribution by the County Council towards the new station.

Statutory and Policy Implications

11. 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.

Implications for Service Users

12. The provision of safe railway parking is a significant public benefit.

RECOMMENDATION/S

- 1) That the terms for the Disposal be approved.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Tim Slater 0115 9772076

Constitutional Comments (CEH 03.05.16)

13. The report falls within the delegation to the Finance and Property Committee under its terms of reference. When disposing of its land the Council should obtain the best price reasonably obtainable on the open market.

Financial Comments (GB 26.4.16)

14. The financial implications are set out in the report.

Background Papers and Published Documents

15. None.

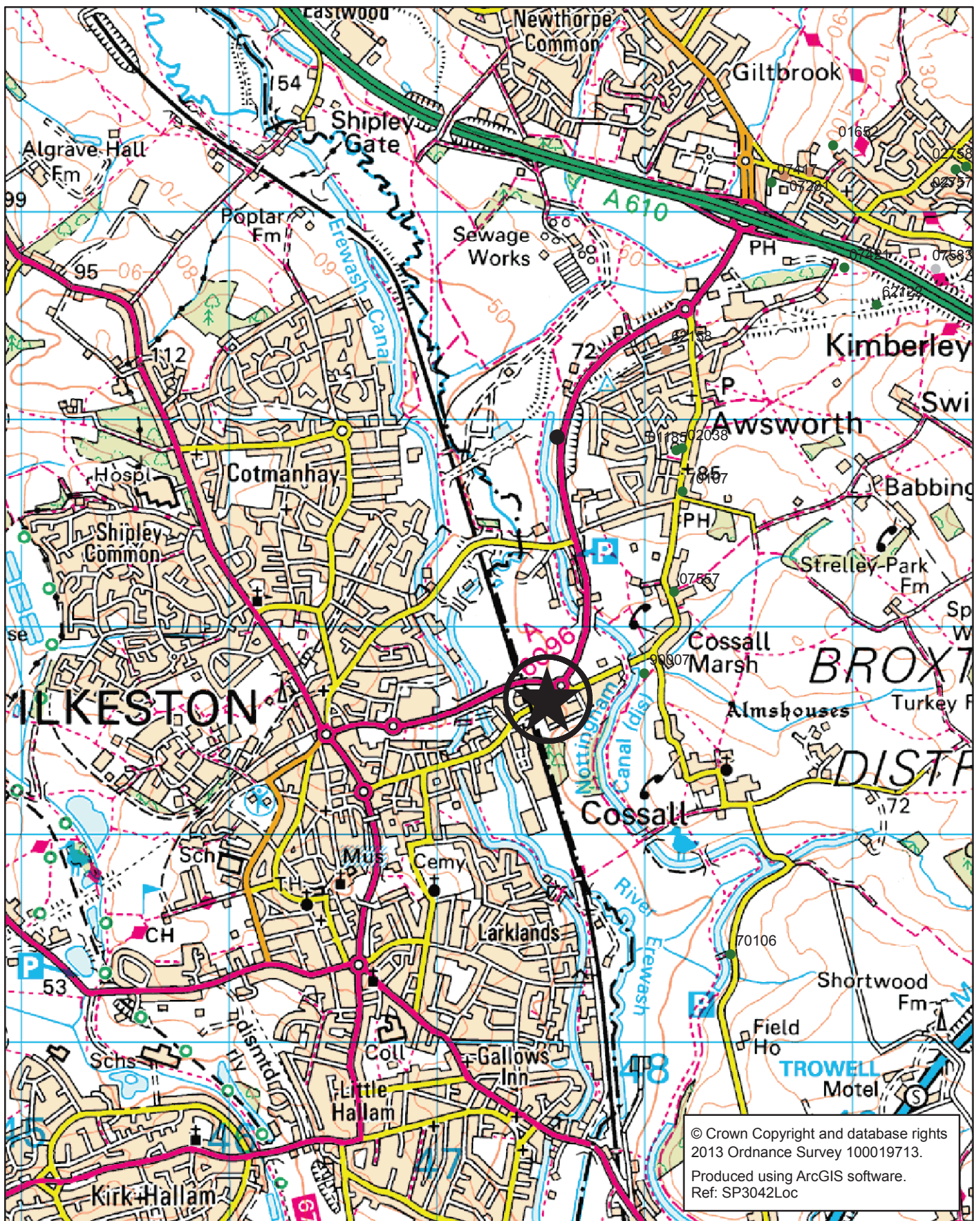
Electoral Division(s) and Member(s) Affected

16. Ward(s): Kimberley and Trowell
Member(s): Councillor Ken Rigby

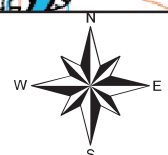
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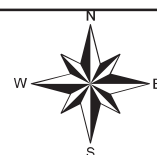
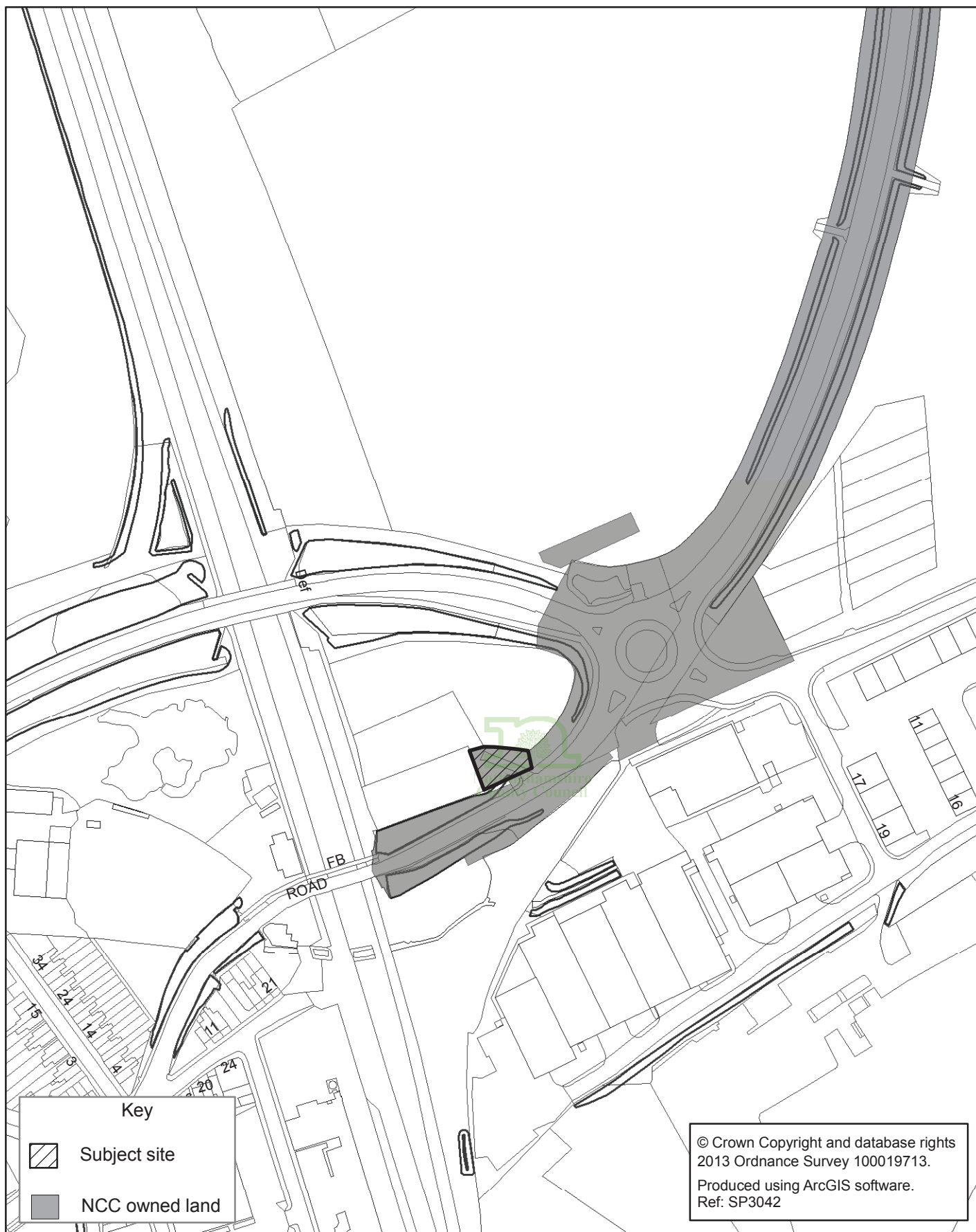
SP: 3042

Properties affected: 62190 - Awsworth and Cossall Bypass



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2013 Ordnance Survey 100019713.
Produced using ArcGIS software.
Ref: SP3042Loc





23 May 2016**Agenda Item: 8d****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****ST AUGUSTINE'S PRIMARY SCHOOL – LICENCE TO BASSETLAW
DISTRICT COUNCIL FOR PLAY PARK****Purpose of the Report**

1. To seek approval of the Finance and Property Committee to licence part of the playing field at the St Augustine's Primary School in Worksop for a play park to include play equipment and a Multi-Use Games Area for the community and the pupils of the school.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. 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. There is limited play area space in the Worksop area of Nottinghamshire. The District Council have approached the County Council with a view to creating a play park on part of the St Augustine's Primary School playing field for the community to access out of school hours. The pupils at the school would have use of the facilities during the school day.
4. It is proposed to enter into a licence with the District Council for the play park.
5. The agreed terms for the licence are detailed in the exempt appendix.

Other Options Considered

6. Other sites have been considered by Bassetlaw District Council, however none of these were found to be suitable.

Reason/s for Recommendation/s

7. The children and adults in the community of Worksop will have access to a play area which will also benefit the pupils of the St Augustine's Primary School.

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

- 1) That approval is given to enter into a licence of approx. 2,810 sq m land at St Augustine's Primary School for the provision of a play area including a Multi-Use Games Area and equipment on the terms outlined in the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact:

Constitutional Comments (CEH 21.04.16)

9. The recommendation falls within the remit of the Finance and Property Committee under its terms of reference.

Financial Comments (GB 26.4.16)

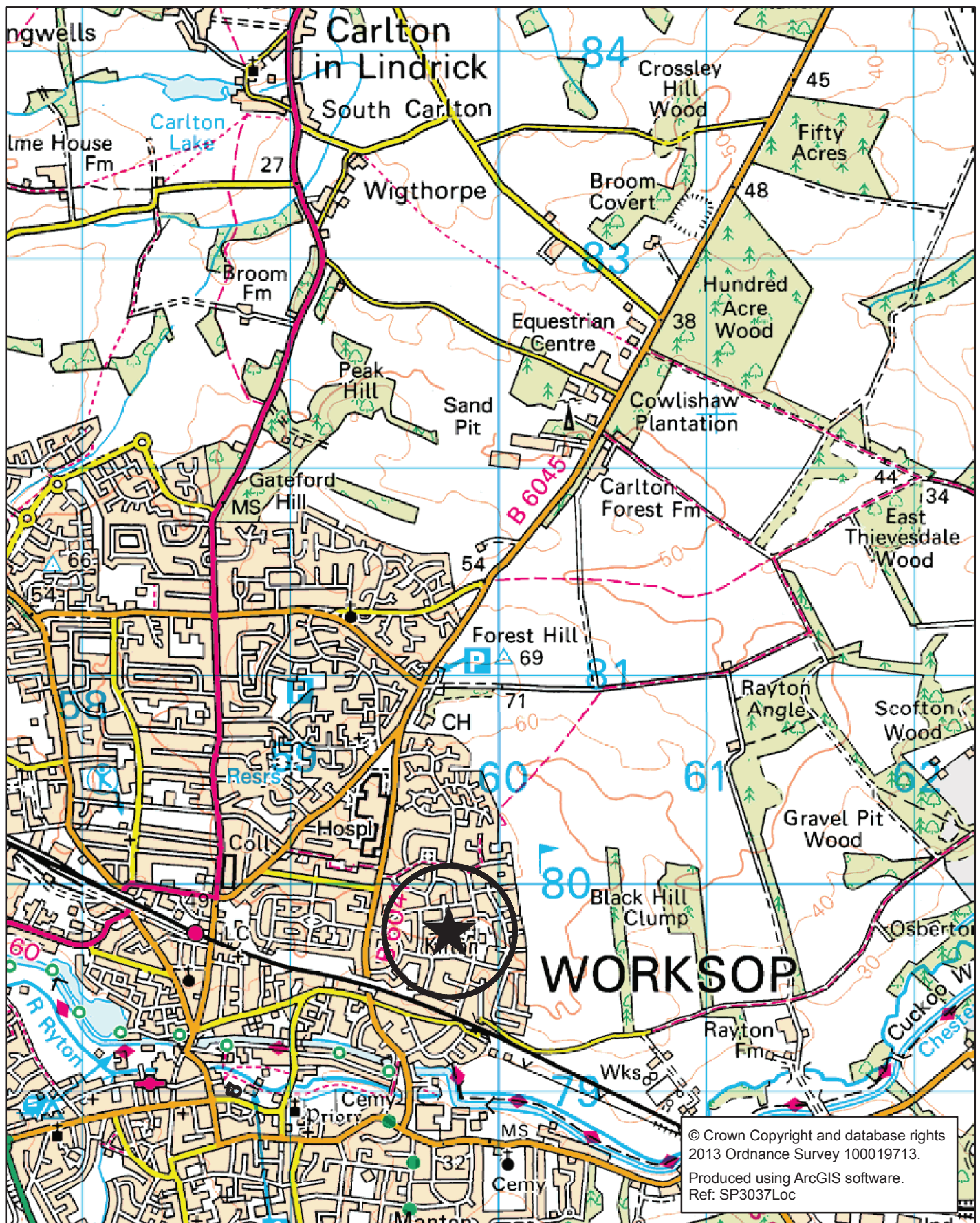
10. The financial implications are set out in the report.

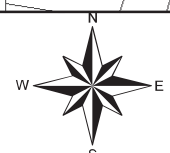
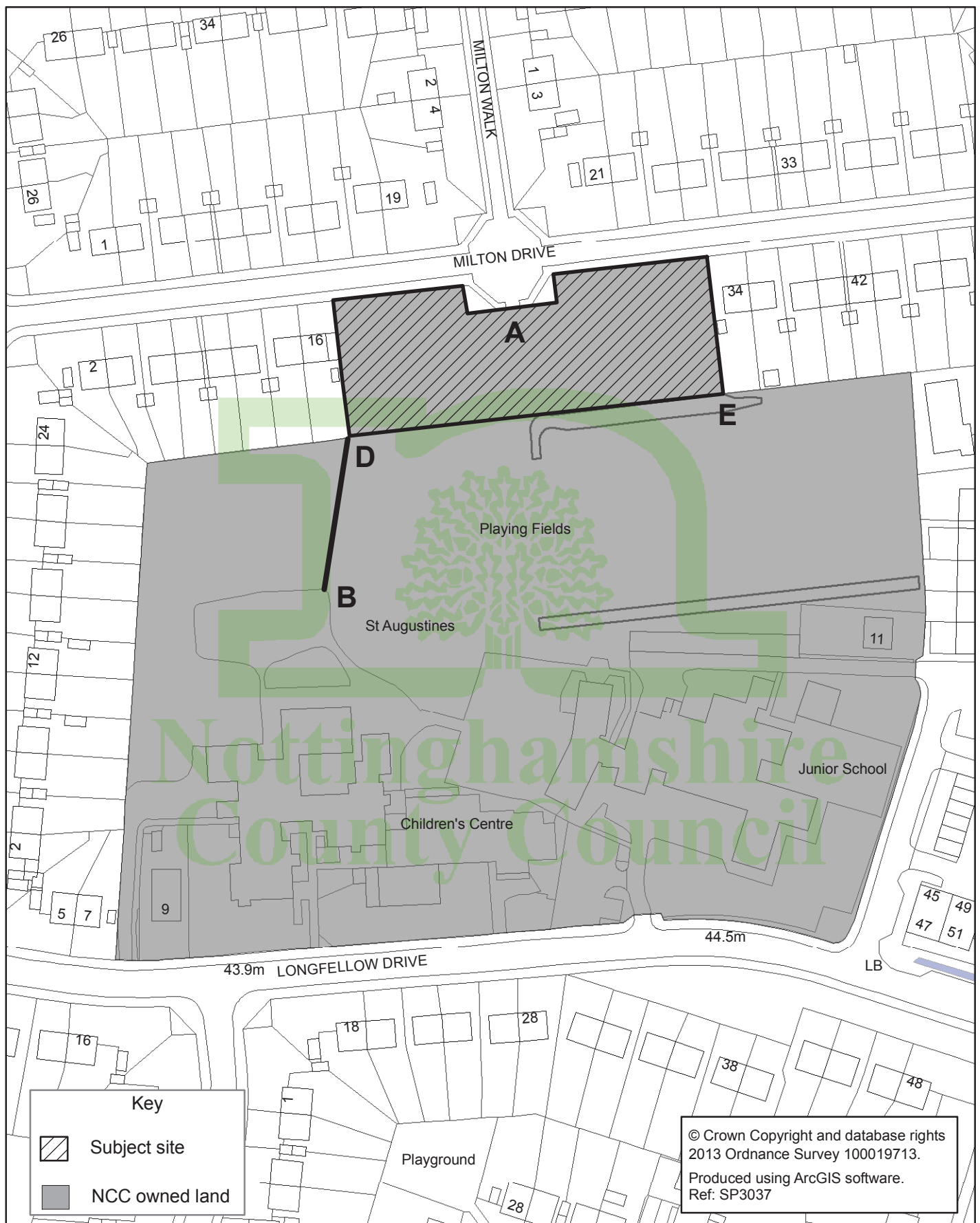
Background Papers and Published Documents

11. None.

Electoral Division(s) and Member(s) Affected

12. Ward(s): Worksop East
Member(s): Councillor Glynn Gilfoyle





23 May 2016**Agenda Item: 8e****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****EXCHANGE OF LAND OFF SOUTHWELL ROAD WEST, RAINWORTH,
MANSFIELD****Purpose of the Report**

1. To seek approval to enter into a contract for the exchange of land off Southwell Road West, Rainworth, Mansfield.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. 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 areas of land to be exchanged is land in the ownership of Ransomwood Estates Ltd as shown on the attached plan and land owned by the County Council adjacent to 'Mansfield Way' footpath which runs parallel with Southwell Road.
4. Both areas of land measure approximately 1032.5m².
5. The land owned by the County Council is managed by the Green Estate who are in agreement to the disposal.
6. Under s123 of the Local Government Act 1972 and in accordance with the Council's Financial Regulations, Paragraph 20.3.6.1 the Group Manager for Legal Services along with the Section 151 Officer have been consulted on this report and have raised no objections to this property transaction.

Other Options Considered

7. The County Council strip of land requested is bordered by land owned by Ransomwood Estate Ltd so therefore not of interest to any other parties.

Reason/s for Recommendation/s

8. The Authority has no strategic or operational requirement for the property.

Statutory and Policy Implications

9. 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

- 1) To seek approval to enter into a contract for the exchange of land off Southwell Road West, Rainworth, Mansfield on the terms detailed in the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Gael Gamble 0115 977 2083

Constitutional Comments (CEH 10.5.16)

10. The recommendation falls within the remit of Finance and Property Committee under its terms of reference.

Financial Comments (GB 26.4.16)

11. The financial implications are set out in the report.

Background Papers and Published Documents

12. None.

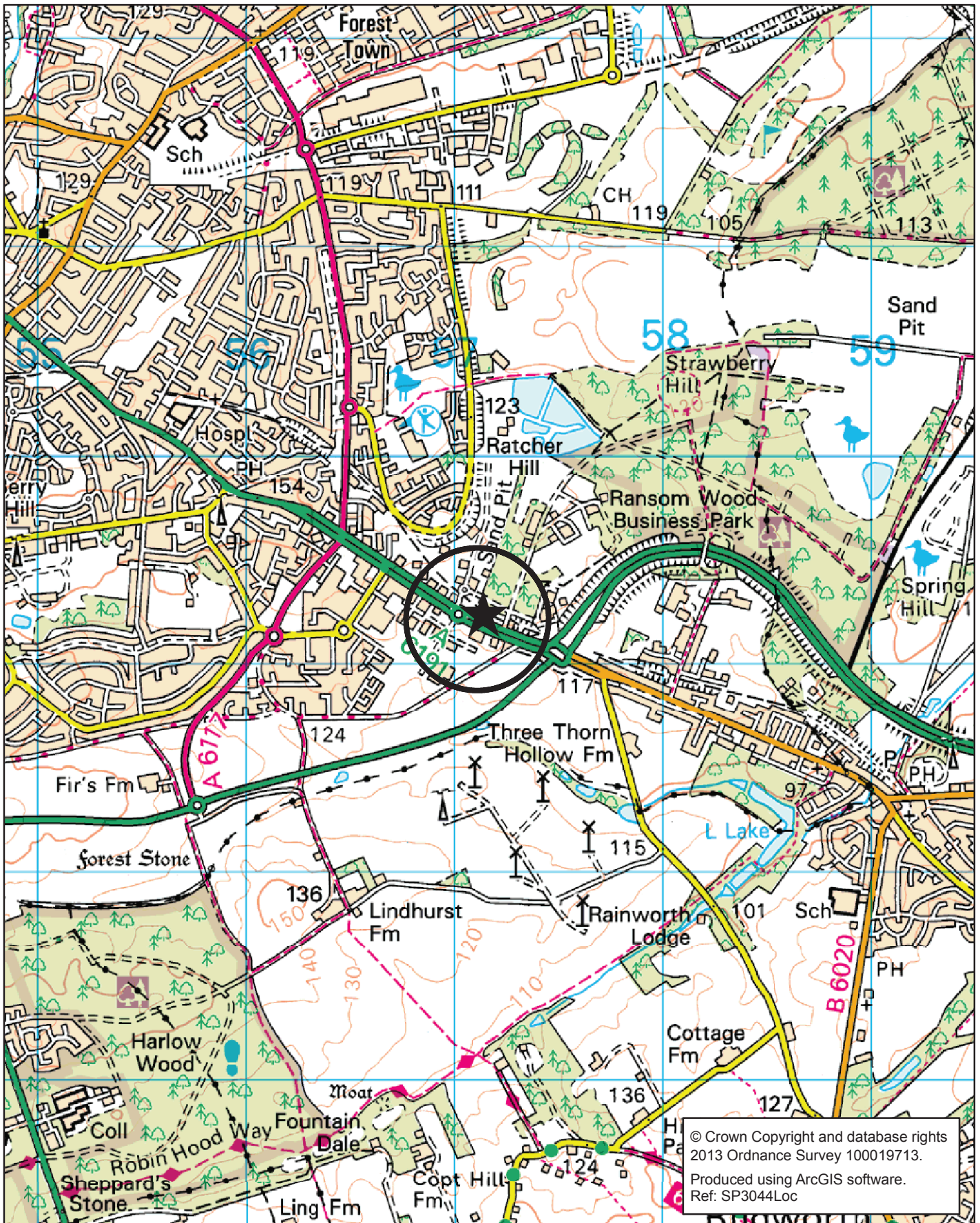
Electoral Division(s) and Member(s) Affected

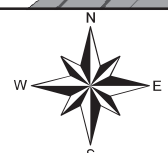
13. Ward(s): Mansfield East
Member(s): Councillor Colleen Harwood, Councillor Alan Bell

File ref.: /GG/SL/06181

SP: 3044

Properties affected: 06181 - Sherwood Industries





23 May 2016**Agenda Item: 8f****JOINT REPORT OF SERVICE DIRECTOR FOR MID NOTTINGHAMSHIRE AND
SERVICE DIRECTOR ENVIRONMENT, TRANSPORT & PROPERTY****UPDATE REGARDING EASTWOOD EXTRA CARE SCHEME AND
LYNNCROFT PRIMARY REDEVELOPMENT****Purpose of the Report**

1. The purpose of this report to Adult Social Care and Health and Finance and Property Committees is to note decisions taken by the Chief Executive under the urgency procedures to:
 - i) end the Council's involvement with the current proposed Eastwood Extra Care scheme
 - ii) approve Adult Social Care & Health (ASCH) officers to undertake scoping work to identify options for the creation of an alternative Eastwood Extra Care scheme on a smaller plot within the Walker Street site and report back to Committee in 2016;
 - iii) allocate part of the land currently within the Extra Care scheme to enable the Education Funding Agency (EFA) to construct a new school to replace the Lynncroft Primary School; and
 - iv) when the school project is complete, include the existing school land and buildings in the site area to be sold for development

Information and Advice

2. The proposed Eastwood Extra Care scheme and the proposed redevelopment of the Lynncroft Primary School were both planned to be located on the same site (former Walker Street School site) on County Council owned land in Eastwood.
3. The Council's Strategic Property Department recently approached ASCH officers about how to progress with the Lynncroft Primary project due to limitations with the land currently available for redevelopment of the school on the Walker Street site.

Lynncroft Primary Replacement

4. The existing Lynncroft Primary is located directly to the north of the proposed Extra Care scheme on the Walker Street site. In May 2012 the County Council was successful in their bid to the government's Priority Schools Building Programme (PSBP) to replace Lynncroft Primary. The PSBP is funded and delivered via the Department for Education's capital arm, the Education Funding Agency (EFA). Initially the programme was to be predominantly delivered through Private Finance Initiative (PFI) funding routes. Unfortunately the finance market did not support this route and so, in 2014/15, after a delay of approximately two years the majority of projects within the PSBP reverted to capital funding, thereby enabling the delivery of the PSBP projects to commence, but with a tight delivery timescale and funding envelope to complete the programme.
5. For Nottinghamshire, there were two batches of PSBP funding, each containing six schools. The redevelopment of new school buildings in the first batch have all now been completed. Lynncroft Primary school, part of the second batch of PSBP, has not progressed. The viability of the project has been affected by two inter related factors. Firstly, the size of the school is relatively small compared to others in the programme, it therefore has a correspondingly smaller budget allowance and the construction costs do not benefit from economies of scale. Secondly, PSBP schools are usually rebuilt on the existing school site to benefit from their existing external facilities. The existing Lynncroft site is constrained and the topography difficult to rebuild and keep the school operational without undertaking partial demolition and providing temporary accommodation. This in turn adds further cost to an already challenging budget.
6. The original contractor recently advised the EFA that they would not be able to deliver the Lynncroft project and the EFA decided to appoint a new contractor, one which has already successfully delivered the first batch of PSBP.
7. Projects in this round of the PSBP must be completed by autumn 2017. This means that the EFA needed to raise a viable project with the new contractor in May 2016. If this was not achieved the school would drop into the second round of the programme, meaning redevelopment would be unlikely for another 4 years. A new approach was required if the replacement school were to be secured. The Council does not have any available alternative sites in the vicinity and Strategic Property colleagues therefore recently approached ASCH colleagues to request that the school be rebuilt on some of the land at Walker Street which is currently allocated to the proposed Extra Care scheme.

Eastwood Extra Care

8. In 2012 the County Council procured a preferred development partner to deliver Extra Care housing on the former Walker Street school site in Eastwood. Broxtowe Borough Council colleagues were involved with the tender approval process. The chosen Developer's scheme proposed 140 new homes for older adults on the Walker Street site, along with communal space for community activities. In terms of the mix of accommodation, there would be 113 apartments for rent and 27 bungalows for sale. The accommodation in the proposed scheme would all be built to the County Council's Extra Care design standard

and the County Council would have rights to 30 of the apartments as nomination units i.e. these 30 would be for use by older adults who are assessed as having eligible care needs and as being eligible for financial support from the Council.

9. To date, there have been a number of issues affecting the proposed Extra Care scheme in Eastwood which has resulted in significant delays to progress. Once resolved, planning permission was finally obtained upon appeal in late 2015, on the condition that work commences on site within 12 months or else require a new planning application to Broxtowe Council. Construction of the scheme has not yet started. There are two key factors affecting the proposed Extra Care scheme:
10. Firstly, the length of time to submit and then secure planning approval has led to increased construction costs over time. Secondly, land value has also increased since the original development agreement was signed in 2012. Under s123 of the Local Government Act 1972 the Council has a duty to achieve 'best consideration' when it disposes of land, which is generally deemed to be equivalent to market value. This would also place further financial pressure on the Developers.
11. In light of the issues to be resolved around financial viability, ASCH officers no longer had confidence that the proposed scheme will be able to start on site with the timescales dictated by the planning condition. The Strategic Partnering Development Agreement (SPDA) between the Council and the Developers for Eastwood Extra Care had expired and so the Council could decide whether to proceed with the current proposed development without any risk of contractual penalty.

Urgency decision to progress both Eastwood Extra Care and the Lynncroft Primary redevelopment

12. Strategic Property colleagues therefore proposed the development of a new master plan for the Walker Street site in order to progress the development of both schemes. The plan would set out an alternative area to build the school on, together with a plot for a 60 bed Extra Care scheme. Changing the current Extra Care proposal would therefore allow a holistic approach to be taken towards the development of the whole site and a 60 unit Extra Care scheme would still enable the Council to have 30 nomination units for use by ASCH Service Users.
13. Due to the tight timescales for securing funding for the redevelopment of Lynncroft Primary, an urgency procedure was used at the end of April to end the Council's involvement with the current proposed Eastwood Extra Care scheme (in order to allocate part of the land currently within the Extra Care scheme for the redevelopment of the school)

Other Options Considered

14. Adult Social Care and Health Committee gave approval in 2012 for the award of a contract to the preferred bidder for the development of an Eastwood Extra Care scheme. To be able to progress with the delivery of an alternative Extra Care scheme, it will be necessary to withdraw from its involvement with the current Extra Care proposal.

Reason/s for Recommendation/s

15. The County Council wants to progress with the development of Extra Care in Eastwood. The Broxtowe borough is the only council area of Nottinghamshire which does not currently have a County Council Extra Care scheme in operation.

Statutory and Policy Implications

16. 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 services), the public sector equality duty, safeguarding of children and adults at risk, 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.

Financial Implications

17. The exact capital funding that would be required to cover the cost of contributing to a revised new scheme needs to be established. However, it is anticipated that the cost could be covered from within the funding available in the Council's Extra Care Capital budget.

Implications for Service Users

17. The creation of Extra Care provision will provide additional choice and opportunities for older adult service users.

RECOMMENDATION/S

That Adult Social Care and Health and Finance and Property Committees note decisions taken by the Chief Executive under the urgency procedures to:

- i) end the Council's involvement with the current proposed Eastwood Extra Care scheme
- ii) approve Adult Social Care & Health (ASCH) officers to undertake scoping work to identify options for the creation of an alternative Eastwood Extra Care scheme on a smaller plot within the Walker Street site and report back to Committee in 2016;
- iii) allocate part of the land currently within the Extra Care scheme to enable the Education Funding Agency (EFA) to construct a new school to replace the Lynncroft Primary School; and
- iv) when the school project is complete, include the existing school land and buildings in the site area to be sold for development

Sue Batty
Service Director for Mid Nottinghamshire

Jas Hundal
Service Director Environment, Transport & Property

For any enquiries about this report please contact:

Gerry McKeown
Property Strategy and Development Team
T: 0115 9773617
E: gerry.mckeown@nottsc.gov.uk

Rebecca Croxson
Programme Manager 'Living at Home'
T: 0115 9772189
E: rebecca.croxson@nottsc.gov.uk

Constitutional Comments (SLB 05/05/16)

This report is for noting only.

Financial Comments (GB 06/05/16)

The financial implications are set out in the report.

Background Papers and Published Documents

18. None.

Electoral Division(s) and Member(s) Affected

19. Eastwood - Cllr Keith Longdon

23 May 2016**Agenda Item: 9****REPORT OF CORPORATE DIRECTOR, RESOURCES****WORK PROGRAMME****Purpose of the Report**

1. To consider the Committee's work programme for 2016.

Information and Advice

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-Chair, 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.

Other Options Considered

5. None.

Reason/s for Recommendation/s

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

Statutory and Policy Implications

7. 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

- 1) That the committee's work programme be noted, and consideration be given to any changes which the committee wishes to make.

Jayne Francis-Ward
Corporate Director, Resources

For any enquiries about this report please contact: Pete Barker, x 74416

Constitutional Comments (HD)

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

Financial Comments (NS)

9. 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

FINANCE & PROPERTY COMMITTEE - WORK PROGRAMME

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
20 June 2016				
Management Accounts 2015/16	Details of outturn	Info	Nigel Stevenson	Glen Bicknell
Monthly Budget & Capital Monitoring Report 2016/17	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Latest Estimated Cost: Schools Places Programme 2016	Progress Report	Decision	Jas Hundal	Jas Hundal
Property Transactions	Various	Decision	Jas Hundal	Various
18 July 2016				
Better Care Fund	Quarter 4 Reconciliation	Info	Joanna Cooper	Joanna Cooper
Monthly Budget & Capital Monitoring Report 2016/17	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Councillors Divisional Fund	Quarterly report on Councillors Divisional Fund	Info	Jayne Francis-Ward	Paul Davies
Property Transactions	Various	Decision	Jas Hundal	Various
19 September 2016				
Monthly Budget & Capital Monitoring Report 2016/17	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Efficiency Plan Following Local Government Settlement	Details of plan.	Decision	Nigel Stevenson	Keith Palframan
ICT Programmes and Performance Quarter 1	Progress Report	Info	Ivor Nicholson	Ivor Nicholson
Property Transactions	Various	Decision	Jas Hundal	Various

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
17 October 2016				
Monthly Budget & Capital Monitoring Report 2016/17	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Recreational Land at Former Wilford Lane Complex	Proposals for development of land	Decision	Jas Hundal	Jas Hundal
Property Transactions	Various	Decision	Jas Hundal	Various
Future Meetings: 21 November 19 December 16 January 8 February (Budget Meeting) 20 February 20 March 24 April 19 June 17 July				