

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****LINDHURST DEVELOPMENT UPDATE: SITE DISPOSALS****Purpose of the Report**

1. To provide an update on the Lindhurst Development Scheme and seek approval to the disposal of Plot 4 of Phase Two in accordance with the terms of the Developer Collaboration Agreement.
2. To delegate authority to the Corporate Director, Place, in consultation with the Group Manager, Legal, Democratic and Complaints, the Service Director Finance, Infrastructure & Improvement, and, the Chairman (or Vice Chairman) of the Policy Committee to approve detailed terms of the legal documentation to give effect to these proposals set out in the Exempt Appendix to this report.
3. To inform Committee of the bid for funding to D2N2 Local Enterprise Partnership's (LEP) Getting Building Fund and subsequent grant offer from them and obtain approval to accept the offer of £3,000,000. Also, to seek approval to a variation to the capital programme to reflect the £3,000,000 external funding identified in this report, subject to the bid being successfully ratified by the LEP.
4. To authorise the Corporate Director, Place, in consultation with the Group Manager, Legal, Democratic and Complaints, the Service Director Finance, Infrastructure & Improvement, and, the Chairman (or Vice Chairman) of the Policy Committee to approve terms of the LEP Grant Funding Agreement as set out in the Exempt Appendix to this report.
5. To approve the commissioning of Arc Partnership Ltd. to deliver the project which is funded by the LEP grant and contributions from the Lindhurst Group.

**Information**

6. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 to this report.

**Background**

7. The new Council Plan "Your Nottinghamshire, Your Future" sets out an ambitious vision for the future of Nottinghamshire in which the county is at the forefront of modern Britain. We want Nottinghamshire to be a place where young people and young families have the opportunity to put down their roots and live healthy and fulfilling lives. In order to achieve this, we know that quality housing in good locations

is vital. We will therefore work with developers and the Government to bring forward new housing that meets the needs of our growing population and everyone who wants to build their future here.

8. The Council has further defined its ambitions in its Place Strategy 2019-21 by investing in opportunity areas the Council aims to unlock new jobs and deliver better housing. Key activities identified for Investing in Nottinghamshire in 2019/20 include bringing forward developments at Lindhurst, Mansfield. This area of the County needs new opportunities for employment and housing for its economic and social wellbeing. The Lindhurst Scheme will help to provide new jobs and homes and improve the prospects for the whole area. It is a new neighbourhood which will create over 1700 homes, and associated community facilities.
9. By embracing the ethos of working with Government and developers in order to bring forward new housing, the Council has been very successful in working as a partner of the Lindhurst Group to kick start development activity. Phase One is well under way with all land disposals already achieved. The development saw 258 housing completions by the end of August 2020. Making the best possible use of the land will make a critical contribution towards fulfilling the Council's ambitions for the county and for the housing needs of its communities.

#### **Phase Two, Plot 4, Local Centre site disposal**

10. Building upon the successful development of Phase One, the Lindhurst Group is now in a position to move to Phase Two. A plan of the Phase Two site is provided as an Appendix to this report.
11. Approval is required for the Lindhurst Group to proceed with the sale of land on the terms and further information regarding the detail of the offer for Phase Two, Plot 4 is set out in the Exempt Appendix to this report.

#### **Grant funding secured: D2N2 Local Enterprise Partnership (LEP) Getting Building Fund (LGF)**

12. In June 2020, the £900 million Getting Building Fund was announced by the Prime Minister, aimed at investing in shovel-ready housing and infrastructure projects creating jobs and supporting economic recovery across the country. As part of that announcement £44.4 million was awarded for projects within D2N2 LEP area. Having received endorsement by the COVID-19 Resilience, Recovery and Renewal Committee at its 16 July 2020 meeting, Nottinghamshire County Council submitted four accelerated project proposals including a bid for £3m for infrastructure at Berry Hill, Lindhurst.
13. While the COVID 19 Resilience, Recovery and Renewal Committee endorsed the submission to full business case status, approval of Policy Committee is required to accept the grant offer of £3 million and delegate authority to the Corporate Director Place in consultation with the Service Director Finance, Infrastructure & Improvement, the Group Manager, Legal, Democratic and Complaints and the Chair of Policy Committee (or Vice-Chair) to enter the grant agreement.
14. On 5 August 2020 the LEP wrote to the Council to confirm that following the submission D2N2 made to the Governments Getting Building Fund, they received

formal confirmation that all of the projects submitted as part of our £44M bid have been endorsed by Government. This includes the Lindhurst project which was assessed as the highest-ranking project in the D2N2 region.

15. The £3m allocation of funding is subject to each project delivering against the milestones and outcomes in the Council's funding bid, and the submission and approval of a formal business case by the D2N2 Investment and Main Boards in compliance with the Local Assurance Framework.
16. One of the key criteria of the Getting Building Fund is the speed of delivery, which was one of the reasons the Lindhurst project was successful. Therefore, maintaining the focus on early delivery will be critical to demonstrate progress to Government and re-confirm the regions credibility to secure future investment.
17. In order to maintain that focus the LEP will be closely monitoring progress of each project against the original milestones. At this stage the milestones from the Council's funding bid which will be used as the basis for monitoring progress by the LEP Investment and Main Boards are:
  - to have secured Reserved Matters Approval by September 2020;
  - to submit the Final Business Case to LEP by November 2020; and,
  - for the LEP to make its final decision on the Final Business Case submission by December 2020.

By supporting the proposed recommendations contained within this report the County Council will be well positioned to meet these milestones and commence the works shortly after signing the grant offer documentation.

18. The Council is familiar with, and has signed up to on numerous occasions, the D2N2 LEP's standard grant offer agreement.
19. In order to deliver this project at pace the Council will need to formally commission Arc Partnership Ltd. (the Council's teckal company) to deliver the infrastructure on behalf of the Lindhurst Group.
20. Approval is required for the Council to accept the terms of the Getting Building Fund Grant offer of £3m and for the Council to commission Arc Partnership Ltd to deliver the project, with further information regarding the detail of the offer being set out in the Exempt Appendix to this report.

### **Other Options Considered**

21. As detailed in the exempt appendix.

### **Reason/s for Recommendation/s**

22. To enable the sale of land in line with the Developer Collaboration Agreement and to secure a capital receipt to the Lindhurst Group and to provide much needed commercial development for this location, and to secure grant funding from the LEP

for key infrastructure.

## **Statutory and Policy Implications**

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

## **RECOMMENDATION/S**

1. To note the update on the Lindhurst Development Scheme and approve the disposal of Plot 4 of Phase Two in accordance with the terms of the Developer Collaboration Agreement and terms set out in the Exempt Appendix.
2. To delegate authority to the Corporate Director, Place, in consultation with the Group Manager, Legal, Democratic and Complaints, the Service Director Finance, Infrastructure & Improvement, and, the Chairman (or Vice Chairman) of the Policy Committee to finalise details of the legal documentation to give effect to these proposals.
3. To inform Committee of the bid for funding to D2N2 Local Enterprise Partnership's Getting Building Fund and subsequent grant offer from them and obtain approval to accept the offer of £3,000,000.
4. To approve a variation to the capital programme of £3,000,000.
5. To authorise the Corporate Director, Place, in consultation with the Group Manager, Legal, Democratic and Complaints, the Service Director Finance, Infrastructure & Improvement, and, the Chairman (or Vice Chairman) of the Policy Committee to approve terms of the LEP Grant Funding Agreement as set out in the Exempt Appendix to this report.
6. To approve the commissioning of Arc Partnership Ltd. to deliver the project which is funded by the LEP grant and contributions from the Lindhurst Group.

**Councillor Mrs Kay Cutts MBE**  
**Leader of the County Council**

**For any enquiries about this report please contact:** Matthew Neal, Service Director, Investment & Growth, Tel: 0115 977 3822

### **Constitutional Comments (SSR 21/09/2020)**

4) The recommendations fall within the scope of decisions that may be approved by Policy Committee.

### **Financial Comments (GB 22/09/2020)**

5) It is proposed that the £3.3m works identified in this report will be funded from a £3.0m Getting Building Fund capital grant from the D2N2 and from the Lindhurst Group's existing budget (£0.3m). Subject to confirmation of the successful bid to the D2N2, a variation to the capital programme will be required. The project will then be monitored through the usual capital monitoring process.

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

#### **Electoral Division(s) and Member(s) Affected**

- Electoral Division: Sutton Central East, Mansfield South
- Member(s): Councillor Samantha Deakin, Councillor Stephen Garner, Councillor Andy Sissons

