



## **Economic Development and Asset Management Committee**

**Tuesday, 25 January 2022 at 14:00**

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

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### **AGENDA**

- |    |  |         |
|----|--|---------|
| 1  | Minutes of the last meeting held on 7 December 2021  | 3 - 6   |
| 2  | Apologies for Absence  |         |
| 3  | Declarations of Interests by Members and Officers:- (see note below)<br>(a) Disclosable Pecuniary Interests<br>(b) Private Interests (pecuniary and non-pecuniary) |         |
| 4  | Update on the D2N2 LEP and the Midlands Engine Partnership   | 7 - 10  |
| 5  | Stapleford Town Deal   | 11 - 14 |
| 6  | STEP Project - Low Carbon Energy from Fusion   | 15 - 28 |
| 7  | Investment in Remote Meeting & Live Streaming Technology at County Hall  | 29 - 32 |
| 8  | Operational Decisions Annual Review Quarterly Update Oct-Dec 2021  | 33 - 36 |
| 9  | Part Demolition of Rushcliffe Leisure Centre and Design Development  | 37 - 40 |
| 10 | Disposal of Woods Court, Newark  | 41 - 48 |

11 Work Programme

49 - 52

12 EXCLUSION OF THE PUBLIC

The Committee will be invited to resolve:-

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

**Note**

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

**EXEMPT INFORMATION ITEMS**

13 Disposal of Woods Court, Newark EXEMPT

- Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of a crime.

**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>



## minutes

Meeting	ECONOMIC DEVELOPMENT AND ASSET MANAGEMENT COMMITTEE
Date	7 December 2021 (commencing at 2.00pm)

### **Membership**

Persons absent are marked with an 'A'

### **COUNCILLORS**

Keith Girling (Chair)  
Reg Adair (Vice Chair)  
**A** - Mike Introna (Vice Chair)

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

### **SUBSTITUTE MEMBERS**

Steve Carr for Jason Zadrozny, this is a permanent change.  
Bruce Laughton for Scott Carlton, and Chris Barnfather for Mike Introna.

### **OFFICERS IN ATTENDANCE**

Joelle Davies	Group Manager, Growth, Infrastructure & Development
Gerry Dawson	Growth, Infrastructure & Development
Neil Gamble	Group Manager, Property Asset Management
Sally Gill	Group Manager, Planning
Derek Higon	Service Director, Place & Communities
Will Lawrence	Developer Contributions Practitioner
Dan Maher	Arc
Noel McMenamin	Democratic Services Officer
Matthew Neal	Service Director, Investment & Growth
Adrian Smith	Corporate Director, Place

### **1. MINUTES OF THE LAST MEETING HELD ON 2 NOVEMBER 2021**

The minutes of the last meeting held on 2 November 2021, having been circulated to all Members, were taken as read and were confirmed, and were signed by the Chair.

## **2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Carlton (other reasons) and Councillor Introna (medical/sickness)

## **3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **4. UK COMMUNITY RENEWAL FUND**

### **RESOLVED: 2021/033**

- 1) That the outcome of the submission made to Government under the UK Community Renewal Fund be welcomed;
- 2) That the on-going discussions with the project leads and wider partners to support the delivery of the projects be noted;
- 3) That Committee receives regular reports on progress with the funded projects and invites the lead applicants to a future meeting.
- 4) That the establishment of one new full-time equivalent administrative post be approved (on a fixed-term basis for the duration of the project) to enable the County Council to undertake the role of Lead Authority function. The costs will be met from within the CRF management fee.

## **5. ZERO CARBON ENERGY FUTURE – POTENTIAL SITES IN NOTTINGHAMSHIRE**

During debate, it was agreed that the Committee would schedule a briefing and discussion on fusion energy at a future meeting, to further inform Committee members and the wider public on fusion-generated energy.

### **RESOLVED: 2021/034**

- 1) That authority be delegated to the Corporate Director Place, in consultation with the Chairman of the Economic Development & Asset Management Committee, to approve the final content of the consultation response on the UK Government's Fusion Strategy to the Department for Business, Energy and Industrial Strategy to be submitted by 11.45 pm on 24 December 2021;
- 2) That Committee agrees to receive a further report to consider any implications for the County Council, should the nominated sites be taken forward to the next stage by UKAEA and BEIS; and
- 3) That a funding requirement of up to £100,000 be set aside from the major programmes delivery work budget to further the necessary work to support the selection process.

## **6. ARC PARTNERSHIP HALF YEAR UPDATE**

**RESOLVED: 2021/035**

That the strong performance of Arc Partnership in the first half of the year be recognised.

## **7. PROGRESS ON THE COVID-19 CRISIS ECONOMIC RECOVERY ACTION PLAN**

**RESOLVED: 2021/036**

- 1) That the progress made against the Covid-19 Crisis Economic Recovery Action Plan be noted.
- 2) That the principle be supported that this is an evolving document and as such should be able to flexibly adapt to support the economic recovery.
- 3) That Committee receive a future report to update on any further iterations and progress against the Plan.

## **8. DEVELOPER CONTRIBUTIONS STRATEGY – CONSULTATION RESPONSE**

**RESOLVED: 2021/037**

- 1) That Committee notes the representations received on the Draft Developer Contributions Strategy and the officer responses as detailed in the report.
- 2) That Committee adopts the revised Developer Contributions Strategy to replace the existing Planning Obligations Strategy.

## **9. ECONOMIC AND ASSET MANAGEMENT PERFORMANCE REPORT FOR QUARTER 2, PLACE CORE DATA SET**

**RESOLVED: 2021/038**

That the contents of the report be noted.

## **10. LINDHURST DEVELOPMENT UPDATE – SITE DISPOSALS**

**RESOLVED: 2021/039**

- 1) That the update on the Lindhurst Development Scheme be noted and the disposal of Plot 4 of Phase Two be approved in accordance with the terms of the Developer Collaboration Agreement and terms set out in the Exempt Appendix.
- 2) That authority be delegated 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 Economic Development & Asset Management Committee to finalise details of the legal documentation to give effect to these proposals.

#### **11. DISPOSAL OF LAND AT WESTDALE ROAD, JACKSDALE**

**RESOLVED: 2021/040**

- 1) That the sale of land at Westdale Road, Jacksdale be approved as indicated edged black on the report plan and on the terms set out in the exempt appendix to the report.
- 2) That authority be delegated to the Corporate Director, Place, in consultation with the Service Director Finance, Infrastructure & Improvement to negotiate and finalise the detailed terms of the conditional contract.

#### **12. WORK PROGRAMME**

**RESOLVED: 2021/041**

That the contents of the report be noted.

#### **13. EXCLUSION OF THE PUBLIC**

**RESOLVED: 2021/042**

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

#### **14. LINDHURST DEVELOPMENT UPDATE – SITE DISPOSALS**

**RESOLVED: 2021/043**

That the contents of the report be noted.

#### **15 DISPOSAL OF LAND AT WESTDALE ROAD, JACKSDALE**

**RESOLVED: 2021/044**

That the contents of the report be noted.

The meeting closed at 3.23pm

CHAIR

**25 January 2022****Agenda Item: 4****REPORT OF THE CORPORATE DIRECTOR, PLACE****UPDATE ON THE D2N2 LOCAL ENTERPRISE PARTNERSHIP AND THE  
MIDLANDS ENGINE PARTNERSHIP****Purpose of the Report**

1. To provide an update on the work of the Derby, Derbyshire, Nottingham and Nottinghamshire Local Enterprise Partnership (D2N2 LEP) and the Midlands Engine Partnership and seek funding for the financial year 2021/22 as appropriate.

**Information**

2. The Council Plan 2017-2021 sets out how Nottinghamshire County Council (NCC) will maximise the impact of the Midlands Engine and be an active and influential partner within the D2N2 LEP. Through this partnership working, NCC can empower local communities and deliver effective public services.

**D2N2 Local Enterprise Partnership (D2N2 LEP)**

3. Since its inception, D2N2 has been partially funded by Government and local authorities. The four upper tier authorities have provided equal annual revenue contributions of £62,500 as part of the LEP's match funding. The NCC contribution comes from contingency funding and goes towards the core operational costs of the D2N2 LEP.
4. In return, D2N2 LEP has been the route to access large-scale funding pots, facilitating networking opportunities with regional stakeholders and supporting policies for prioritising inclusive and green economic growth in the region.
5. The Government has commissioned a review that will consider future funding models and new remits for LEPs. The findings of this review are due to be published in January 2022. Government has in the interim agreed their contribution to the D2N2 LEP for 2021-22. Subject to approval, it is proposed that Nottinghamshire County Council also confirms a financial contribution, funded from contingency, to the D2N2 LEP of £62,500 for the financial year 2021- 2022.

**The Midlands Engine Partnership**

6. The Midlands Engine is a pan-regional partnership of scale and influence focused on inclusive growth for the Midlands. This partnership acts as a collective voice for the region, bringing together public sector partners and businesses to add value and accelerate growth.
7. Recently, core priorities and areas of work of the Midlands Engine include:

- **Green Growth:** The Midlands Engine Partnership Ten Point Plan for Green Growth, launched in July 2021, is the first of its kind and will drive green innovation by building on regional strengths and immense capabilities.
  - **Digital:** Accelerate the delivery of digital connectivity for businesses by complementing programmes such as the Better Broadband for Nottinghamshire programme.
  - **Transport:** Seeking to secure core investment to enhance strategic transport networks, with a central focus on the HS2 hub station at Toton.
  - **Global Britain:** Attracting inward investment and expanding export markets to boost the regional economy and grow the global footprint of the Midlands.
8. In addition, the Engine has continued to lead and support work on wider initiatives aimed at powering prosperity for every part of the region and addressing persistent structural barriers to growth, including:
- **East Midlands Development Corporation**
  - **East Midlands Freeport**
  - **Midlands Engine Investment Fund (MEIF)**
  - **Midlands Engine Observatory**
9. The County Council's Chief Executive, Anthony May, Chairs the Midlands Engine Operating Board, and is leading the work on the East Midlands Development Corporation on behalf of the Partnership.
10. In addition to supporting strategically important Midlands Engine Initiatives, since May 2018, Nottinghamshire County Council has provided £20,000 per annum as match funding towards £4 million core funding for the Midlands Engine. This is matched by other partner contributions and is used to deliver evidence-driven programmes to drive productivity and increase economic growth.
11. Subject to approval, it is proposed that Nottinghamshire County Council confirms a financial contribution funded from the 2021/22 Growth and Economic Development Initiatives Budget to the Midlands Engine of £20,000 for the financial year 2021/22.

### **Other Options Considered**

12. Both the D2N2 LEP and the Midlands Engine will be unable to drawdown core funding resources from Government if Nottinghamshire County Council does not, as it has in previous years, approve their annual allocations for 2021/22. It is for this reason, the 'do nothing' option has been discounted.

### **Reason for Recommendations**

13. Please refer to paragraph 12 of this report.

### **Statutory and Policy Implications**

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



Appropriate consultation has been undertaken and advice sought on these issues as required.

## **Financial Implications**

15. In addition to the financial implications set out within the body of the report, Nottinghamshire County Council has committed to supporting the D2N2 Growth Hub. The D2N2 Growth Hub coordinates access to business support for companies across the LEP area, with a focus on companies that demonstrate higher growth potential in the LEP's priority sectors. Over the three-year period 2019 to 2022, Policy Committee agreed (in July 2018) to allocate a total of £193,561 in match funding (£59,433 in 2019/20, £66,553 in 2020/21 and £67,575 in 2021/22) from contingency budget to support the D2N2 Growth Hub.

## **RECOMMENDATIONS**

It is recommended that the Economic Development and Asset Management Committee:

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

**Adrian Smith**  
**Corporate Director, Place**

**For any enquiries about this report please contact:** Matthew Neal, Service Director for Investment and Growth, Place Department, [Matthew.Neal@nottsc.gov.uk](mailto:Matthew.Neal@nottsc.gov.uk) , Tel: 0115 977 3822

## **Constitutional Comments (CEH 23/12/2021)**

16. The recommendations fall within the remit of the Economic Development and Asset Management Committee under its terms of reference.

## **Financial Comments (KRP 23/12/2021)**

17. As set out in the report the contribution to D2N2 LEP will be subject to a request to Finance Committee for a contingency allocation. The contribution to the Midlands Engine will be contained within existing budgets.

## **Background Papers and Published Documents**

- None.

## **Electoral Divisions and Members Affected**

- All



25 January 2022

Agenda Item: 5

## REPORT OF THE CORPORATE DIRECTOR, PLACE

### STAPLEFORD TOWN DEAL

#### Purpose of the Report

1. The purpose of this report is to provide an update on the projects included in the Stapleford Town Deal bid and seek approval from this Committee to continue to develop plans for works to Stapleford Library and Stapleford Young People's Centre.

#### Information

2. The Towns Fund is a government initiative to invest 3.6 billion pounds into over 100 towns as part of the government's plan to level up our regions and drive long term economic and productivity growth.
3. Stapleford, in the Borough of Broxtowe, is one of 5 Towns across Nottinghamshire to be awarded Towns Deal funding. Stapleford received an award of £21.1 million to progress its Town Investment Plan (TIP).
4. The Stapleford TIP consists of six major projects, as detailed below:

Cycle Superhighway	Improvements and additions to the town's existing cycle infrastructure to reduce usage of cars within Stapleford and to encourage the greater use of sustainable transport.	£4,234,000
Town Centre Traffic Management Strategy	Providing a high quality, pedestrian and cycle friendly Town Centre, implement traffic calming measures within the High Street.	£2,887,000
Town Centre Enterprise Hub	Additional start-up and up-scaling space for businesses, through indoor/outdoor market space in the ground floor and first floor flexible office space.	£4351,000
Town Centre Recovery Fund	The Town Centre Recovery Fund will offer support to high street businesses in Stapleford Town Centre. The fund will be split in to two grants to support different aspects of business recovery. <ul style="list-style-type: none"> <li>• Business Continuity Grant</li> <li>• Building Development Fund</li> </ul>	£1,000,000
Additional Learning Facility	Expansion of Learning Provision Delivered from Stapleford Library. The provision of additional learning space within the existing library to provide additional adult learning and entry level skills, digital access, information, advice and guidance and links with employment opportunities.	£1,294,000
Community Pavilion	The project aims to provide a central pavilion facility, incorporating sports and leisure facilities. Includes a newly built Young People's Centre and Community Outreach Worker.	£6,409,000

5. A Full Business Case for each project proposal is being developed through individual working groups alongside consultants and architects.
6. Plans for the building works have been drafted and have been discussed at the Working Groups and the Executive Board. A further report will be brought to this EDAM Committee when the plans are finalised.
7. This report will cover the two projects which impact Nottinghamshire County Council owned assets: Stapleford Library and Stapleford Young People's Centre. Projects which have Highways implications will be covered in a separate report to the Transport and Environment Committee.

#### Stapleford Library – Additional Learning Facility

8. The proposals for the library involve reconfiguration of the entrance, ground and first floor.
  - a. The ground floor is on two levels with a separate staircase and ramp. The proposal is to simplify the circulation between lower and upper floor to create more efficient space which can be better utilised to improve the arrangement of library provision.
  - b. The first floor is currently split into different bays around the central void. This will be reconfigured to allocate the whole floor for adult learning provision, providing classrooms, a meeting room and ancillary facilities.
  - c. The current entrance and access will be improved with updated handrails. Options for cladding and signage to improve the façade will be discussed as the works progress subject to budget availability.
  - d. The original proposal involved the building of an extension to provide additional learning space. However, it was identified that this could be achieved through reconfiguration of the existing space and this option was selected as more likely to be achieved within the allocated budget.
  - e. Whilst the works are being undertaken a temporary library service provision will be put in place and the current learning offer will be relocated to community venues.

#### Stapleford Young People's Centre

9. The Town Deal proposal is to construct a new purpose-built Young People's Centre as part of the Community Pavilion development.
  - a. The Young People's Centre is a well-established and well-used facility in Church Lane and caters for young people from 9-18. However, the building is no longer fit for purpose and substantial works or relocation would be needed in the next 10-15 years.
  - b. The new centre will be a stand-alone structure with outside space, and has been designed in consultation with Youth Service colleagues to ensure it meets their operational needs
  - c. The new location will provide young people's leisure, sport, and support provision within one site, allowing for greater cooperation and joint approaches to work with young people, in particular the link between the youth centre and football club.
  - d. Broxtowe Borough Council would be the landlord and operator of the other facilities on the Community Pavilion site. It is envisaged that Notts CC would be the owner of the new facility, however the detail around legal and financial liabilities arising from this have not been agreed and would be subject to further reports to this Committee.
  - e. The new building will be more energy efficient with reduced lighting and heating costs. There is likely to be potential for additional revenue from hiring out of the new premises and outside space, which will cover any additional maintenance costs.

- f. Further work is required to agree the proposals and long-term future of the facility as part of the overall project delivery
- g. The build of the new centre will be completed before the service is required to move, ensuring a seamless transition of youth service delivery.
- h. Current users of the Centre have been involved in the development of the design and will be able to give their feedback on the final plans before work goes ahead.

### Next Steps

10. Broxtowe District Council is currently working on the detailed plans for Stapleford Library – Additional Learning Facility and Stapleford Young People’s Centre. As these are Council owned assets, officers will be working closely with the project team to ensure that any proposals are consistent with the operational requirements and on the best route for delivery of the works. There will need to be detailed review of the plans to consider the long-term running costs, maintenance and management issues linked to the improved facilities. Further work will also be required on the property arrangements around the delivery and future tenure of the proposed Young Peoples Centre and existing site. Once this work has been completed, approval will be sought for the necessary agreements to continue with these two proposals.

### **Other Options Considered**

The option not to proceed with working with Broxtowe on the proposals was discounted as County Council input is essential to maximise the opportunity of the Towns Fund deal.

### **Reasons for Recommendations**

11. The Towns Deal funding offers an opportunity to enhance the provision of services for local residents.

### **Statutory and Policy Implications**

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

### **Financial Implications**

13. Funding for the improvements described in the report is awarded to Broxtowe Borough Council through the Government’s Towns Deal Fund. Each project has a fixed budget and further funding is unlikely.

### **Implications for Service Users**

14. All implications for service users will be considered in light of the further development of the plans and reported back to this Committee for review.

## RECOMMENDATIONS

It is recommended that Economic Development and Asset Management Committee:

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

**Adrian Smith**  
**Corporate Director, Place**

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

### **Constitutional Comments (SG 13/01/2022)**

15.I confirm this decision falls within the Economic Development & Asset Management Committee terms of reference.

### **Financial Comments (KRP 23/12/2021)**

16.As noted in the report all costs will be funded by the Town Deal Fund.

### **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.

- Stapleford Town Deal Town Investment Plan available [here](#)

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

- Members in the Broxtowe District

25 January 2022

Agenda Item: 6

## **REPORT OF SERVICE DIRECTOR, INVESTMENT & GROWTH**

### **STEP PROJECT – LOW CARBON ENERGY FROM FUSION - PRESENTATION**

#### **Purpose of the Report**

1. To give members a better understanding of the Government led programme to design and construct a prototype fusion power plant which would provide low carbon energy for future generations.

#### **Information**

2. The presentation explains the key stages of the STEP (Spherical Tokamak for Energy Production) project undertaken to date, sets out what fusion power is, how it would be operated and the wider benefits of this type of technology for future low carbon energy production.
3. The presentation also identifies the wider strategic benefits / economic opportunities of locating the STEP project in Nottinghamshire and the future stage and timetable of the project.
4. 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**

That the contents of the presentation be noted

**Matthew Neal, Service Director, Investment and Growth**

**For any enquiries about this report please contact:  
Matthew Neal, Service Director, Investment and Growth**

### **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.

- None

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

- All





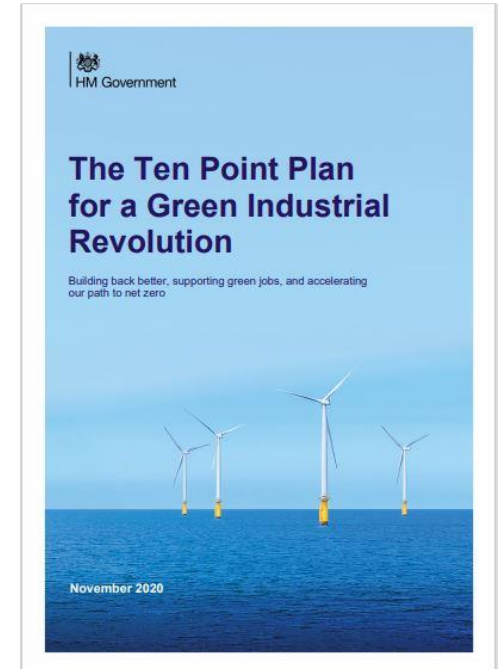
# **STEP - low carbon energy from fusion**

## **Setting out the context for Nottinghamshire**



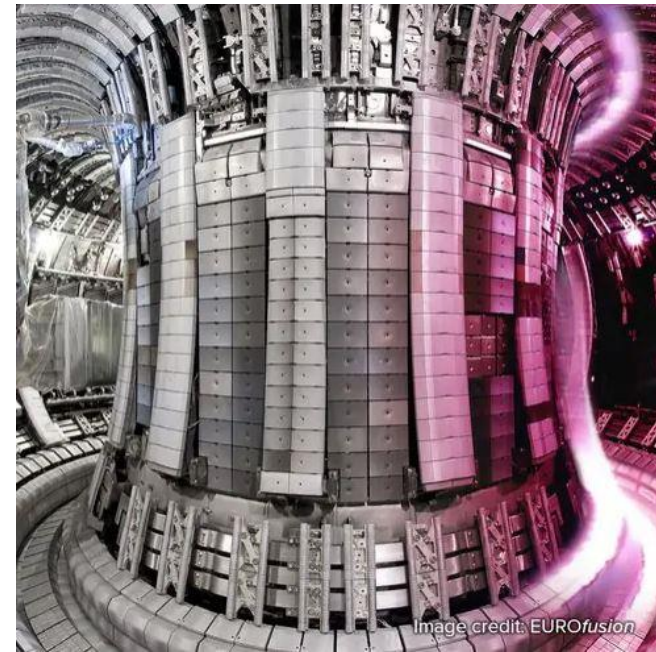
# What is STEP?

- Spherical Tokamak for Energy Production (STEP) is a Govt. project to design and construct a commercially viable fusion power plant by 2040.
- Included in Govt's Ten Point Plan for a Green Industrial Revolution - Nov 2020.
- UK Govt. providing £222 million pounds to develop concept design by 2024.
- Fusion would provide reliable and 'limitless' low carbon energy source to meet future demand and growth.
- No high level hazardous waste materials are produced.
- STEP Programme led by the United Kingdom Atomic Energy Authority (UKAEA).



# Background Cont..

- STEP comparable in scale and value to a fully operational power station.
- Significant future Govt. funding would be required to construct.
- Consented as a Nationally Significant Infrastructure Project – therefore determined by Central Government.
- Potential for waste heat from fusion to be used for other uses such as hydrogen production.
- The UKAEA undertook a national call for sites in early 2021 to identify potential sites for STEP



# Nottinghamshire site nominations

- Two power station sites in Nottinghamshire were nominated as part of the UKAEAs call for sites in March 2021 – West Burton and Ratcliffe on Soar.
- The County Council acted as the nominating body working closely with the landowners, District and Borough Councils and wider stakeholders to prepare the nominations.
- Both sites were shortlisted by the UKAEA.
- Further evidence gathering undertaken at Ratcliffe on Soar.
- West Burton remains as the only reserved bidder



# What is fusion?





# What is fusion cont..



# Fusion Power - summary

- An attempt to replicate the processes of the sun on earth
- Differs significantly from nuclear fission
- Zero Greenhouse gas emissions. Only gas produced is Helium which is an inert, non toxic gas. Some low level waste produced.
- Fusion energy is safe – if any disturbance occurs, the plasma cools within seconds and the reaction stops
- The raw materials for energy production (fusion fuel) are found in water and in the earth's crust
- Fusion power is not affected by the weather and can produce energy on demand
- Fusion power stations require less land take than other renewable technologies

# STEP strategic opportunities

- Significant value in the region from the design, through to construction, through to operation
- Significant skills will be required for development and operation, these will range from apprentices, through degree and graduate skills, and experienced professionals
- UKAEA has already allocated resources to support an apprentice training scheme and will work with local education and training providers asap
- Key priority identified in Green Growth led by the Midlands Engine
- Nottinghamshire and the region as a World Leader in green energy production



# STEP benefits

- Supply chain – the UK already has a thriving private sector fusion industry and a significant proportion of this is in our region
- Design & development stage worth £220m
- In terms of jobs;
  - research into fusion energy shows it is creating 4000 jobs annually (direct employment and related activities)
  - Nuclear power plants employ 500 to 1000 people and construction employs up to 3500 workers at the peak
- Significant private sector investment evidenced between 2002 and 2018 over £1.8bn invested in over 40 start ups
- Estimated £1.5bn inward investment
- It will form the centre of an ecosystem, ultimately supporting thousands of high-quality high-tech jobs

# Regional context

- A well developed regional partnership. Strong strategic alignment and network of research and development and high tech sectors.
- The partners collaborating include:
  - D2N2 LEP
  - East Midlands Freeport
  - EDF Energy
  - Energy Research Accelerator
  - Greater Lincolnshire LEP
  - Midlands Engine
  - Nuclear AMRC
  - Sheffield City Region
  - Nottingham Universities



NUCLEAR AMRC



**January 2022**

**UKAEA to request further site-specific information and undertake a technical site visit**

**February/March 2022**

**The UKAEA Executive Committee to undertake a site visit. Consultation events with stakeholders and local communities to be undertaken (dates to be confirmed)**

**Quarter 1 2022**

**Finalise site development plan based on the assessment work undertaken**

**Quarter 2 2022**

**UKAEA to make recommendation to the Secretary of state**

**Late 2022**

**Secretary of State to announce the host site**

**2024**

**Concept Design Approved**

**2032**

**Detailed engineering design and all relevant permissions and consents to build the plant are sought. The intention is to have a fully evolved design and approval to build and construction begins**

**2040**

**Operations begin**



**25 January 2022****Agenda Item: 7****REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH****INVESTMENT IN REMOTE MEETING AND LIVE STREAMING TECHNOLOGY  
AT COUNTY HALL****Purpose of the Report**

1. To present to Committee a business case for the investment in Remote Meeting and Live Streaming technology at County Hall, to replace outdated and unsuitable equipment to deliver better and more efficient Council Meetings utilising the latest technology.

**Information**

2. It is widely recognised that the recent coronavirus pandemic has brought about a significant evolution in the way that the Authority conducts its various operations. This has led to the accelerated digital transformation of our services and the introduction of a hybrid working model in July 2021.
3. There have been radical changes to the way that meetings are hosted and attended. This means that more meetings are being attended virtually, for example through Microsoft Teams or Zoom, and the public have become use to engaging remotely with democratic processes during the pandemic. Through being able to host meetings in this way it has been made possible for virtual meetings to happen and they have become more accessible for attendees. All meetings continue to be live streamed via YouTube to enable greater public participation and going forward this will be necessary regardless of the format/setting. Nottinghamshire County Council was actively exploring the possibility of broadcasting meetings before the pandemic struck, with a report being agreed at Full Council in December 2018. In addition to this Nottinghamshire County Council was one of a number of councils that responded positively to a Government consultation on granting Local Authorities the power to hold more meetings remotely. It was identified through this consultation that there would be travel savings arising due to a reduced requirement for Members to travel to meetings.
4. Prior to the pandemic and throughout however, Nottinghamshire County Council was only able to introduce a temporary solution in both the Council Chamber and the Rufford Suite (both at County Hall, West Bridgford). These solutions were never intended for long term use and they present significant challenges to both physical and virtual attendees of the meetings and compromise their quality. The current technology challenges means that when meetings are live streamed it is difficult for viewers to follow and identify who is speaking. The video and sound feeds are not of sufficient resolution and quality to be fit for purpose. A solution for the Committee Rooms B and C, as well as other civic rooms has never been implemented, thereby significantly reducing the number of rooms that can be used for this purpose.

5. Due to this the IT Team, working in partnership with colleagues from Democratic Services, were tasked with exploring options for a new system for our Council Chamber, Rufford Suite and Committee Rooms. Colleagues from IT have been working with the key users of these rooms to identify what their requirements are and to specify the right level of equipment needed.
6. Over the course of the recent pandemic the Council has struggled with the continued use of this temporary equipment which has impacted the ability to hold remote (virtual) meetings. High profile meetings with local and regional partners have been disrupted due to equipment malfunctioning, and the need for replacement kit and equipment to be found at short notice. This will continue to be the case until a permanent solution that is fit for its intended purpose can be procured.

## **Proposed Solution**

### **Council Chamber & Rufford Suite**

7. It is proposed that the recommended solution is implemented at a cost of £335,269.53. This includes, for both the Council Chamber and the Rufford Suite:
  - Large wall mounted displays to enable virtual attendees to be seen by people physically present and for the presentation of information.
  - Tracking cameras that are able to detect who is speaking and zoom in on them, to enable external participants and viewers of live streams to see who is speaking.
  - Individual microphones that can be assigned to each physical participant via their ID badge so that their name appears (to external participants/viewers) when they speak. They also have buttons for voting.
  - Speakers to allow virtual participants to be heard clearly; and
  - The solution will support integration with YouTube which is the platform used for Live Streaming Council and Committee meetings.

### **Committee Rooms B & C with Ancillary Rooms with a Civic Function**

8. To date none of these rooms have been allocated with kit and equipment to enable virtual meetings, severely limiting the number of rooms that can be used remotely for a Civic purpose. Furthermore, colleagues in our Children and Adult Social Services would wish to be able to use these rooms for remote child protection conferences and for meetings with the public.
9. These rooms are all too large for the standard NCC specification that is currently being deployed so they require additional equipment, such as additional cameras and microphones, in order to function properly.
10. The provision of Remote Meeting Technology in Committee Rooms B and C will provide meeting rooms that are easily accessible from the reception at County Hall. This is advantageous as it means that external attendees and members of the public can be included.
11. The cost of providing the technology necessary in these rooms requires additional funding of £102,072.20 which includes a 3-year support package and all licence fees.

## **Reasons for Recommendations**

12. The recommended solutions provide the best balance between user requirements, cost, functionality and integration with our corporate ICT infrastructure.

## **Statutory and Policy Implications**

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

## **Financial Implications**

14. If both of the proposals are endorsed, then funding of £437,341.73 will be required. Work is ongoing to determine the level of works that are required, if any, to make additional physical changes to the rooms, such as the provision of additional power sockets. Should additional works be required then these will be assessed as part of the Investing in Nottinghamshire (IiN) and general maintenance budgets.

## **Human Resources Implications**

15. All costs associated with the implementation and delivery of the solutions proposed in this report are included in the costs established.

## **RECOMMENDATIONS**

That the Economic Development & Asset Management Committee:

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

**Matthew Neal**  
**Service Director, Investment & Growth**

For any enquiries about this report please contact: James Lewis, Project Manager, Transformation Delivery Team, Tel: 0115 9773516

## **Constitutional Comments (AK 14/01/2022)**

16. This report falls within the remit of Economic Development and Asset Management Committee under its terms of reference.

## **Financial Comments (GB 12/01/2022)**

17. The cost of the works set out in this report totals £437k and will be fully funded from grant. It is proposed, should Committee approve the report, that approval to vary the Economic Development and Asset Management Committee capital programme will be sought as part of the 2022/23 Budget Report to Full Council in February 2022.

## **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.

- Policy Committee Report – Smarter Working - Hybrid Working Strategy for the County Council (15 July 2021)

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

- All



25 January 2022

Agenda Item: 8

## **REPORT OF THE SERVICE DIRECTOR, INVESTMENT & GROWTH**

### **OPERATIONAL DECISIONS ANNUAL REVIEW QUARTERLY UPDATE OCT TO DEC 2021**

#### **Purpose of the Report**

1. That Members confirm their continued support for the amendments to the authorising of operational decisions as originally approved by the Committee on 20 January 2014.
2. To update Members on the Operational Decisions taken October to December 2021.

#### **Information**

3. At the meeting of the Finance & Property Committee in January 2014 approval was given to amend the list of day to day operational decisions which can be taken by the Director, subject to the chair of Finance & Property Committee determining whether operational decisions should still be reported to Committee. It was also agreed that a report should be submitted to the Finance & Property Committee, now Economic Development and Asset Management Committee on a quarterly basis outlining all operational decisions made, supplemented annually by a review report on Estate Management operational decisions.
4. In accordance with the above decision this is the quarterly report covering October to December 2021 informing Economic Development and Asset Management Committee of Operational Decisions taken between those dates.
5. Committee approved amendments to the list of day to day operational decisions which can be taken by the Service Director, Investment & Growth in January 2014. Since October 2021 there have been some 17 such decisions.
6. Relevant Electoral Division Members have been invited to comment on appropriate Estate Practice decisions that are progressed via operational decisions (except where Committee have been specifically advised otherwise).
7. Care was taken with disposals and the granting of leases, licences and the like to ensure best consideration has been achieved by reference to and tested against market value(s) and rates. All charges and other fees levied were appropriate and commensurate with the transaction.
8. Details of the decisions taken are shown below:

<b>SP</b>	<b>Electoral Division(s)</b>	<b>TITLE</b>	<b>DESCRIPTION (extract from Operational decision)</b>
3877	Hucknall West	Access to land at Washdyke Lane, Hucknall	Terms agreed for access over County Council land at Washdyke Lane, Hucknall to enable the construction of two dwellings on private land.
3796	Mansfield South	Unit 4 Mansfield Advance Factory No.2 - lease renewal	Terms agreed to renew the lease of the property for a five year term. The rent is considered to be a market rent.
3893	Radcliffe on Trent	Radcliffe Barn Farm - Renewal of 2 existing Farm Business Tenancies 2021	Grant of the existing farm business tenants a new 2 Year Farm Business Tenancy respectively.
3889	Sutton West	32 Sudbury Drive, Huthwaite, Nottinghamshire - Grant of new lease	Consent for the grant of new lease to Homes 2 Inspire Ltd to provide residential accommodation for children in the care of NCC.
3785	Arnold South	1466 Stanhope Primary School - Agreement to Jestres Childcare Ltd	Grant of a 5 Year licence of rooms within the school building to Jestres Childcare Ltd for Early Years and Wrap around Childcare.
3894	Worksop West	Land at Coach Road, Shireoaks - new grazing tenancy	Following the previous tenant providing notice to quit the property, the property was marketed to let by informal tender and terms were agreed with a new tenant.
3876	Hucknall North	Unit 2, Fairway Court, Wigwam Lane, Hucknall Lease renewal	Lease renewal of an Industrial unit for 3 year period from 4 August 2021 in line with existing lease terms at a new market rent.
3891	Hucknall North	Disposal of land at Annesley Road, Hucknall	Terms agreed to dispose of County Council land at Annesley Road, Hucknall for part of the highway and landscaping on an adjoining development site.
3897	Misterton	Daneshill Lakes - Lease of fishing rights to Daneshill Angling Club	Grant of a new 10 year lease of fishing rights to Daneshill Angling Club with effect from 1st June 2021.
3798	Ollerton	Unit 1 Trent Court - lease renewal	Terms agreed to renew the lease of the property for a five year term. The rent is considered to be a market rent.
3902	Warsop	Unit 1, Meden Court - lease renewal	Terms agreed to renew the lease of the property for a three year term. The rent is considered to be a market rent.
3904	Kirkby South	Dilapidations at Mercury House	Following the Council terminating its lease of Mercury House and vacating the building the dilapidations claim was agreed.
3903	West Bridgford North	Licence for vehicular access to the rear of Byron Road, West Bridgford	Licence for vehicular access to the rear of Byron Road.
3905	Selston	Sub letting of café at Selston Country Park	The County Council give landlords approval to its tenant, Ashfield District Council, to the sub letting of the café at Selston Country Park.

3543	Mansfield South	Unit 3, Mansfield Advance Factory No.2 - lease renewal	Terms agreed to renew the lease of the property for a six year term. The rent is considered to be a market rent.
3907	Sherwood Forest	5G Connected Forest Project - lease of land and licence for trials at Sherwood Forest Visitor Centre	As part of the 5G Connected Forest Project, an area of land is to be leased to erect telecommunications equipment, and an additional area is to be used to carry out trials of airborne drones and remote ground robots.
3917	Farndon & Trent	3917 - Licence of former Newark Depot site	To licence the former depot site to Secretary of State for Health and Social Care to run as a covid testing site.

## Other Options Considered

9. Reduce the number of transactions that can be progressed by means of operational decisions, this would lead to a loss of the current advantages outlined within the report which could prove problematic from a governance perspective. Lack of clarity on operational decisions may create uncertainty on whether a legal contract can be concluded without a committee decision.
10. An alternative option is to provide officers with delegated powers on routine estate decisions. This would require a significant change in the Council's constitutional arrangements and brings few added benefits beyond a clear and functioning operational decision process.

## Reason for Recommendation

11. The decision-making process requires a quarterly update and annual review to Policy Committee.

## Statutory and Policy Implications

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

## RECOMMENDATIONS

- 1) That Members confirm their continued support for the authorising of operational decisions as originally approved by the Committee on 20 January 2014.

**Matthew Neal**

**Service Director, Investment and Growth**

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

### **Constitutional Comments (KK 23/12/2021)**

13. The proposals in this report are within the remit of the Economic Development and Asset Management Committee.

### **Financial Comments (KRP 23/12/2021)**

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

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

- None.

### **Electoral Division and Member Affected**

- All.

File ref.: SB/SB/09998

SP: 3919

Properties affected: 09998 - Various NCC Properties/non-property item



**25 January 2022**

**Agenda Item: 9**

## **REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH**

### **DEMOLITION OF THE SURPLUS PARTS OF THE RUSHCLIFFE LEISURE CENTRE BUILDING AT RUSHCLIFFE SCHOOL AND DESIGN DEVELOPMENT, RUSHCLIFFE SCHOOL EXPANSION**

#### **Purpose of the Report**

1. To seek approval to demolish the surplus parts of the old Rushcliffe Leisure Centre at the Rushcliffe School site and, for additional fees to progress the design stage of the scheme from RIBA Stage 2 through to an expected contract sum agreement in July 2022 for the provision of additional school places.

#### **Information**

2. There are two elements to this report. The first part outlines the demolition of surplus parts of the Rushcliffe Leisure Centre building that has been vacant since 2017, this includes the areas that house the swimming pool, associated changing rooms and former classrooms. The second part of the report provides an update in respect of the design development of the current school to enable its expansion to 12 forms of entry.
3. The old Rushcliffe Leisure Centre building on the Rushcliffe School site is retained in the ownership of the Council and has been part vacant and part occupied since closure. The sports hall is in use by the school and the Nottingham Gymnastics Association (NGA) and it is intended will be retained. Those remaining areas will be demolished as part of the proposals in the report, and in certain instances the proposals will enable better access to the retained facilities.
4. The surplus element of the building houses the old swimming pool and ancillary areas of the sports and leisure facility. This area has not been occupied or in operation since the move of the leisure centre to new facilities at Rushcliffe Arena. This area of the building is deteriorating and represents a security and health and safety risk to the County Council. Due to its unique design there is no other use for this building and this report recommends that it is demolished as part of the County Council's site clearance programme.
5. There is enabling work to be completed to allow the demolition to be undertaken to ensure that contractors have working space and space for site set up and that the school and NGA can continue to function safely. The NGA is an excellent facility that is home to Olympic and Commonwealth Games athletes. The initial works to be undertaken will also allow for the expansion plans of the school should these be formally approved by this County Council later this year.
6. At its meeting on 13<sup>th</sup> May 2020 Policy Committee considered a report on the need for further expansion of Rushcliffe School to 12 forms of entry as part of proposals, along

with the proposed third secondary school, to ensure a sufficiency of school places in the West Bridgford planning area by September 2025.

7. On 17<sup>th</sup> March 2021 Policy Committee considered a further report on the proposed expansion of Rushcliffe School and approved £480,000 to further develop the detailed design and enable a planning application to be submitted to the Council (subject to agreement in respect of the final design).
8. The design of the expanded elements of the school have continued to RIBA stage 2 and it is estimated that a planning application will be submitted to Rushcliffe Borough Council in February. An agreement of the contract sum is due in July when a further report will be brought to seek approval for full funding of the scheme. Undertaking demolition works will also enable completion of accommodation for the school expansion.
9. As is standard practice for builds on Academy sites, the Spencer Academy Trust has entered into an agreement for pre-construction services with Morgan Sindall who have been selected from a compliant framework. Morgan Sindall has a track record of delivering schools on behalf of Arc and are currently delivering Chapel Lane in Bingham and will deliver the new school in East Leake. They are now leading the design development and programme planning for the scheme. It is intended that once the demolition is completed the Council will transfer the cleared site to the Trust but retain the remaining parts of the building which will be let to the NGA. Due to this arrangement the Spencer Academy Trust will undertake the demolition works as part of the arrangement with Morgan Sindall on behalf of the Council. It is envisaged that the standard Grant Funding Agreement (GFA) to be put in place between the Academy and the County Council will detail our requirements. Value for money will be secured through Arcs monitoring of proposals on behalf of the Council.
10. The Council is to fund the additional fees being incurred and the demolition works in advance of the full cost of the school expansion scheme being identified and formal approval to the full scheme being given which will be subject to a later report. Additional design fees to be spent to July are estimated at £373,825 and the proposed enabling and demolition works totalling £2,408,160 are identified as follows.
  - Leisure Centre Services and Soft Strip - £270,000
  - Installation of new HV substation - £105,000
  - Services Diversion Works - £145,000
  - Access alterations due to demolition - £551,600
  - Leisure Centre Demolition - £626,460
  - Enabling works to include landscaping and sports pitches - £710,100
11. It is to be noted that all the works relate to the surplus parts of the old leisure centre which is intended to be demolished whether the wider scheme progresses or not. It is to be noted that there will also be a contribution from developer contributions of between £400,000 to £500,000 towards the enabling works to be delivered as part of the demolition.
12. The Council has commissioned Arc Partnership to monitor the scheme on its behalf and they have been working closely with the Trust and appointed contractor to ensure that RIBA stage 2 design is appropriate and that the programme and logistics being proposed provide a suitable solution. Their work will continue to ensure that the scheme is provided to time, design and budget and Arc Partnership fees up until July are estimated at £50,000.

## **Financial Implications**

13. The proposed funding of £2,781,985 is to be covered from £2,000,000 of the Site Clearance Programme which is already approved in the capital programme, £381,985 from the School Places Programme similarly already approved within the capital programme and £400,000 from Section 106 contributions. The arc fees of £50,000 will also be funded from the approved School Places Programme.

## **Other Options Considered**

14. The do nothing option has been considered. Due to the nature of the risks to the County Council the “do nothing” option in respect of the demolition of part of the leisure centre was discounted. Furthermore, any delay to either the demolition and/or the design development will likely delay the opening date for the expanded school and would mean children missing out on their first choice secondary school places.

## **Reasons for Recommendations**

15. To enable the further design development of the Rushcliffe school expansion to enable a contract sum to be agreed with the main contractor and to remove a significant building liability from our asset register.

## **Statutory and Policy Implications**

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

## **RECOMMENDATIONS**

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

**Matthew Neal**

**Service Director, Investment and Growth**

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

### **Constitutional Comments (LPW 10/01/2022)**

17. The recommendations fall within the remit of the Economic Development and Asset Management Committee. If Committee resolves that further actions are required it must ensure that such actions are within its terms of reference.

### **Financial Comments (GB 10/01/2022)**

18. The report sets out that £2.8m costs are required to demolish part of the vacant Rushcliffe Leisure Centre and to fund additional fees to progress to the design stage of the scheme. It is proposed that these costs will be funded from the Site Clearance Programme (£2.0m) and the School Places Programme (£0.4m) both of which are already in the approved capital programme. A further £0.4m of cost will be funded from Section 106 contributions. A report to a future Finance Committee will seek to vary the capital programme to include the £0.4m Section 106 contributions.

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

- Report to Policy Committee dated 13<sup>th</sup> May 2020
- Report to Policy Committee dated 17<sup>th</sup> March 2021

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

- Electoral Division(s): West Bridgford South – Councillor Jonathan Wheeler



**25 January 2022****Agenda Item: 10****REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH****DISPOSAL OF WOODS COURT, WALKER CLOSE, HATTON GARDENS,  
NEWARK****Purpose of the Report**

1. To seek approval to the disposal of Woods Court on terms as detailed in this report and its exempt appendix.

**Information**

2. This report contains an exempt appendix which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended). Information relating to any individual or the business affairs of a particular person (including the authority holding that information). Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
2. The property comprises a two storey residential former care and day service extending to approximately 1,924 sq ms (20,710 sq ft) of accommodation measured on a gross internal basis. The building sits on a site of approximately 0.76 hectares (1.88 acres) and is located approximately half a mile south east of Newark town centre. The property was vacated by the service Department in April 2021 and the Council has no further service need for it.
4. The Council has therefore offered the property for sale on the open market by informal tender with sale being either conditional on the purchaser achieving planning consent for their proposals or with the option of buying unconditionally. The existing property could be reused or demolished for redevelopment.
5. The offers received are outlined in the exempt appendix with the highest bid being from a party with capacity to fund the purchase and their scheme. Details of the proposed terms of sale are outlined in the appendix also. It is to be noted that the offer is potentially subject to further reduction as set out in the appendix and this report seeks delegated authority to negotiate and finalise the detailed terms of the conditional contract.
6. The Council is required under section 123 Local Government Act 1972 to obtain the best consideration reasonably obtainable for the disposal of assets. Given the current planning designation of the property, the marketing that has been undertaken and the current circumstances of the market it is considered that the proposed disposal terms

meet this requirement.

## **Other Options Considered**

7. The following additional options have been considered:

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

## **Reasons for Recommendations**

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

## **Statutory and Policy Implications**

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

## **RECOMMENDATIONS**

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

**Matthew Neal**

**Service Director, Investment and Growth**

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

## **Constitutional Comments (CJ 29/12/2021)**

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

## **Financial Comments (GB 21/12/2021)**

11. The report sets out that the bids received represent the best consideration reasonably obtainable for this asset. In line with the Council's current policy, the capital receipt will be used to fund one-off costs of transformation or will be set against the principal of previous years' borrowing.

## **Background Papers and Published Documents**

- None.

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

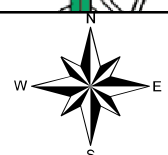
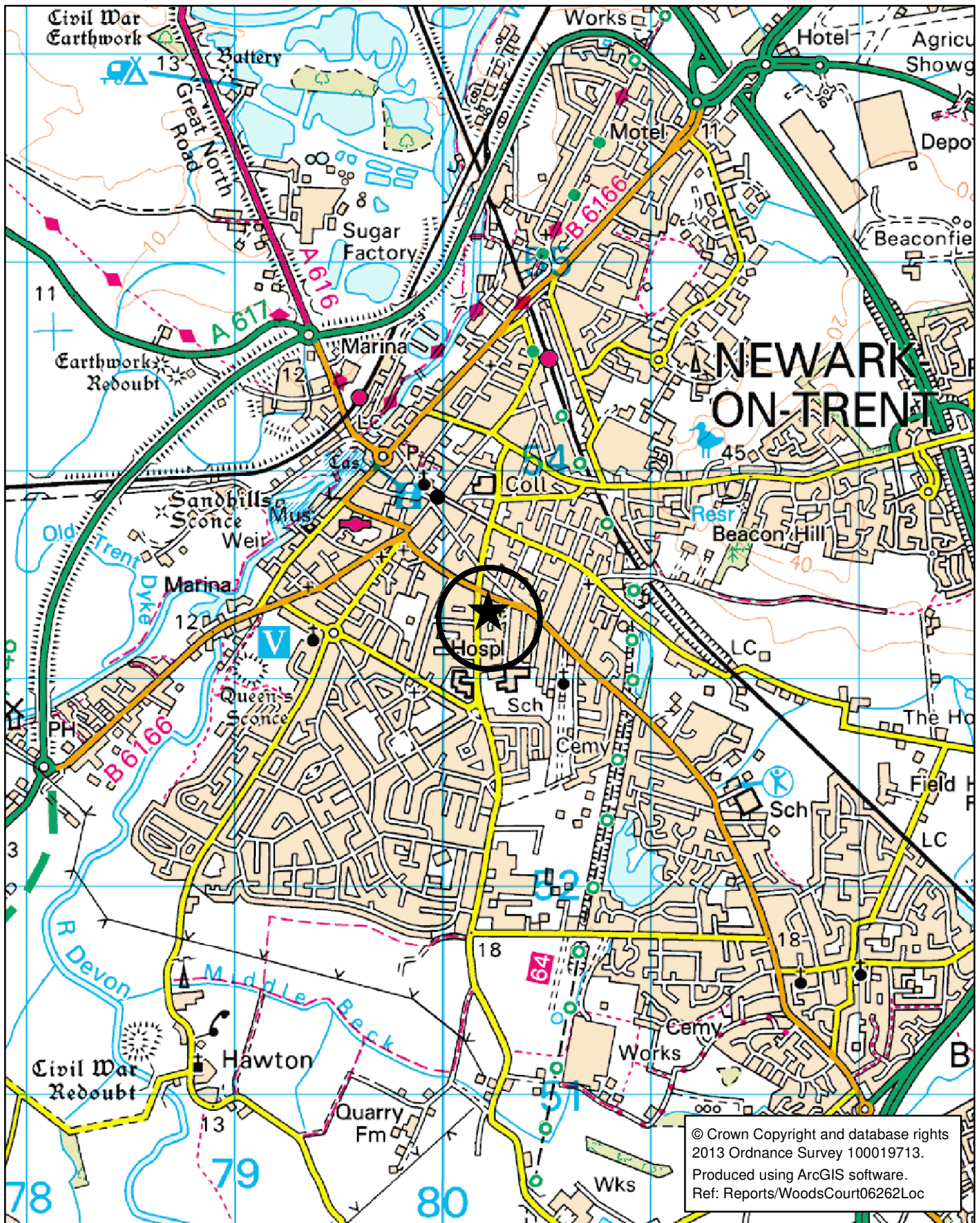
- Electoral Division(s): Newark West – Councillor Keith Girling

File ref.: DW/SB/06262

SP: 3921

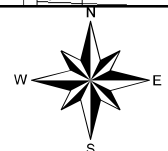
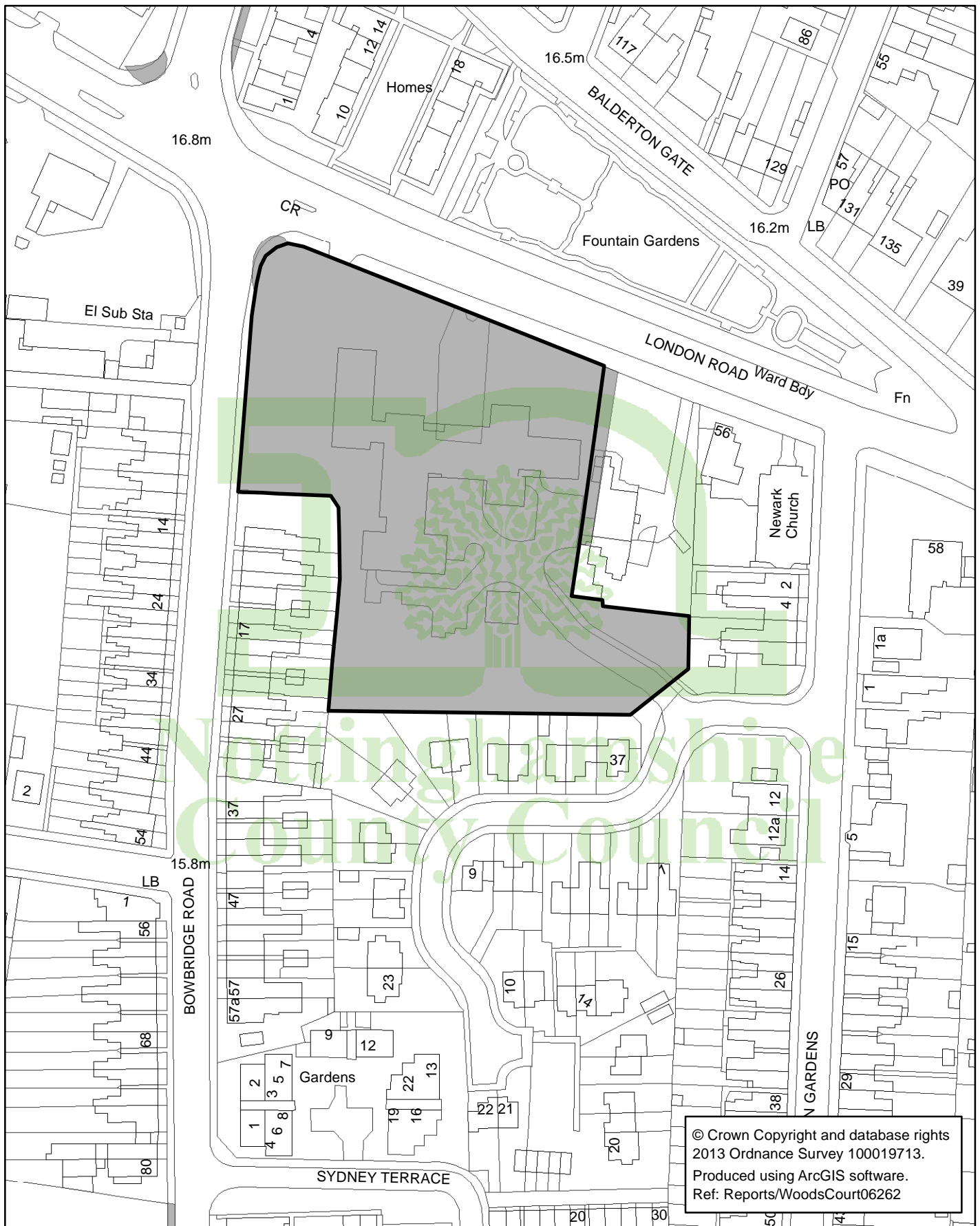
Properties affected: **06262 : Newark & Sherwood Day Service, Newark Site - Vacant Mar 2021**















25 January 2022

Agenda Item: 11

## **REPORT OF THE SERVICE DIRECTOR - CUSTOMERS, GOVERNANCE AND EMPLOYEES**

### **WORK PROGRAMME**

#### **Purpose of the Report**

1. To consider the Committee's work programme for 2021/22.

#### **Information**

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

#### **Other Options Considered**

6. None.

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

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

## **Statutory and Policy Implications**

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

## **RECOMMENDATION/S**

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

**Marjorie Toward**  
**Customers, Governance and Employees**

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

## **Constitutional Comments (HD)**

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

## **Financial Comments (NS)**

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

## **Background Papers**

None.

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

All.

## **Economic Development and Asset Management Committee (EDAM) Forward Plan**

<b>Month</b>	<b>Report Title</b>	<b>Lead Officer/Report Author</b>
<b>8 Mar</b>	Visitor Economy Strategy Update	Jo Davies/Gerry Dawson/Hannah Barrett
	Strategic Infrastructure Plan for Nottinghamshire (deferred from January)	Matt Neal/Sally Gill/Steven Osborne-James
	Finance and performance report Q3	Chris Williams/Steph Shardlow
	Update on Corporate Landlord (deferred from January)	Matt Neal/Neil Gamble
	Overview of the Business support Activity	Jo Davies/Sonja Smith
	Levelling Up Proposal	Jo Davies/Kevin Sharman
	Kelham Update	Jo Davies/Kevin Sharman
	Transforming Cities	Jo Davies/Kevin Sharman
	Levelling Up Fund Proposals (deferred from January)	Matt Neal/Kevin Sharman
	A614 CPO Process (deferred from January)	Jo Davies/Kevin Sharman
<b>19 Apr</b>	Covid 19 Transition Plan Update	Jo Davies
	CRF Update	Jo Davies/Sonja Smith/Hilary Porter
	Major Scheme Update (inc A46, A1 Middlebeck)	Jo Davies
<b>24 May</b>	Property Operational Decisions Quarterly Update Report	Neil Gamble/Sue Blockley
	Finance and Performance Report Q4	Chris Williams/Steph Shardlow
<b>TO BE PLACED</b>		
	Proposal for Future RAN Competition (FRANC) Second Stage (TBC)	Ceren Clulow

