

## NOTTINGHAM CITY COUNCIL

### EXECUTIVE BOARD

**MINUTES of the meeting held at Loxley House on 20 September 2016 from 2.03 pm - 2.16 pm**

#### **Membership**

##### Present

Councillor Graham Chapman (Vice Chair)  
Councillor Alan Clark  
Councillor Jon Collins (Chair)  
Councillor David Mellen  
Councillor Alex Norris  
Councillor Sam Webster

##### Absent

Councillor Nicola Heaton  
Councillor Nick McDonald  
Councillor Dave Trimble  
Councillor Jane Urquhart

#### **Colleagues, partners and others in attendance:**

Sajat Aslam	- Finance Manager, Robin Hood Energy
David Bishop	- Deputy Chief Executive/Corporate Director for Development and Growth
Sarah Fielding	- Director of Education
Glen O'Connell	- Corporate Director for Resilience
Jamie O'Malley	- Communications Manager
Paul Seddon	- Chief Planner
Andy Vaughan	- Corporate Director for Commercial and Operations
Geoff Walker	- Strategic Director of Finance
Laura Wilson	- Governance Officer

#### **Call-in**

Unless stated otherwise, all decisions are subject to call-in and cannot be implemented until Friday 30 September 2016.

#### **27 APOLOGIES FOR ABSENCE**

Councillor Nicola Heaton – personal  
Councillor Nick McDonald – work  
Councillor Dave Trimble – other Council business  
Councillor Jane Urquhart – leave

Ian Curryer  
Alison Michalska

#### **28 DECLARATIONS OF INTERESTS**

Councillors Alan Clark and Jon Collins declared an interest in agenda item 11 (minute 37) – Robin Hood Energy Funding – Key Decision, as Council appointed Directors and left the room prior to the discussion on the item.

## **29 MINUTES**

The Board confirmed the minutes of the meeting held on 19 July 2016 as a correct record and they were signed by the Chair.

## **30 PROPOSED BULWELL CONSERVATION AREA**

The Board considered the Portfolio Holder for Planning and Housing's report, which was presented by the Portfolio Holder for Energy and Sustainability in her absence, setting out the case for designating a new Conservation Area in Bulwell.

The Nottingham Heritage Strategy, adopted in March 2015, identified 5 flagship projects which would provide recognition to the diverse heritage of Nottingham's local communities and had the potential to be taken forward in the first year of the Strategy, with the designation of Bulwell's town centre as a Conservation Area being one of the 5.

The designation of the Conservation Area will provide the first step in preserving and enhancing the distinctive character of Bulwell's town centre.

### **RESOLVED to**

- (1) note the consultation responses;**
- (2) designate the area outlined in red on the plan in Appendix 1 to the report as a Conservation Area.**

### Reasons for decision

Local Authorities have a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review their Conservation Areas and determine where any additional parts of their area should be designated.

The adopted Local Plan encourages the Council to review Conservation Areas and seek ways to preserve or enhance their character, and the emerging Aligned Core Strategy (Policy 11) supports initiatives where heritage assets are conserved.

An initial assessment of the town's character demonstrates that it possesses sufficient historic and architectural interest to warrant designation as a Conservation Area, and the Planning Committee has endorsed this view.

The designation is a starting point for improving the management of the town's built environment, and is expected to provide a stimulus for investment by making the town eligible for heritage grant funding.

The finalised boundary proposal takes into account the consultation responses.

### Other options considered

Not designating the area in Bulwell was rejected as the proposal has been explored and evaluated thoroughly, and extensive consultation has taken place. It would

deprive the Council of the opportunity to give greater recognition to the heritage of Nottingham's neighbourhoods, and fail to capitalise on potential funding streams that could help the regeneration of the area.

**31 REVIEW OF 2016/17 REVENUE AND CAPITAL BUDGETS AT 30 JUNE 2016 (QUARTER 1)**

The Board considered the Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration's report, providing an up to date assessment of the Council's current and forecast year-end financial position for the General Fund revenue account, Capital Programme and the Housing Revenue Account (HRA) based on activity to the end of June 2016.

**RESOLVED to**

- (1) note:**
  - (a) the overall current (medium case) forecast net overspend of £2.270m before retention of traded surplus, as set out in paragraph 2.2 and Appendix A of the report;**
  - (b) the management action being taken to control the identified cost pressures across services, as set out in Appendix B of the report;**
  - (c) the progress on the implementation of cost reductions and pressures, as set out in paragraph 2.5 of the report;**
  - (d) the forecast working balance of £4.077m on the HRA, as set out in paragraph 2.7 of the report;**
  - (e) the forecast position on the Capital Programme, as set out in paragraph 2.9 of the report;**
  - (f) the Capital Programme projections at Quarter 1, as set out in paragraph 2.9 (table 6) of the report;**
  - (g) the additions to the Capital Programme listed in Appendix E of the report;**
  - (h) the variations to the Capital Programme listed in Appendix F of the report;**
  - (i) the refreshed Capital Programme, including schemes in development, as set out in paragraph 2.9 (tables 7, 8 and 9) of the report;**
- (2) approve the movements of resources, as set out in paragraph 2.6 and Appendix D of the report;**
- (3) note and endorse the allocations from the corporate contingency, as set out in paragraph 2.4 of the report.**

Reasons for decision

It enables formal monitoring of progress against the 2016/17 budget and the impact of actual and planned management action.

The approval of virements of budgets is required by corporate financial procedures.

Other options considered

No other options were considered as the Council is required to ensure that expenditure and income are kept within approved budget levels.

**32 WOODTHORPE AND WINCHESTER EXTRA CARE SCHEME - KEY DECISION**

The Board considered the Portfolio Holder for Planning and Housing, the Portfolio Holder for Energy and Sustainability, and the Portfolio Holder for Adults and Health's report, detailing the proposed conversion of Woodthorpe and Winchester Courts, and Independent Living Scheme for people over 55, into an Energy Efficient Extra Care Housing scheme.

The project will include energy efficiency works to the two courts and the development of a new three storey building of up to 40 one bedroom flats and an improved community facility to serve all households.

The project is planned to commence in early 2017 and be completed within 24 months.

**RESOLVED to**

- (1) approve the budget for the project, as detailed in exempt Appendix 2 of the report;**
- (2) delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth, in consultation with the Portfolio Holder for Energy and Sustainability, and the Portfolio Holder for Planning and Housing, to approve the final designs for the project and the most appropriate heating system for the existing blocks;**
- (3) delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth, in consultation with the Portfolio Holder for Energy and Sustainability, and the Portfolio Holder for Planning and Housing, to enter into contractual relationships through the SCAPE framework to secure delivery of the project.**

Reasons for decision

There is no Extra Care provision in the north of the City, and the Woodthorpe and Winchester site is deemed the most suitable and available location for the development.

The availability of Extra Care accommodation, with care and support provided on-site, can help to manage costs incurred by the Council and the NHS by keeping citizens independent in their own homes for longer, reducing dependency on residential care and hospitals.

The availability of Right-to-Buy retained 1-4-1 receipts, Adult Social Care capital funding, and identified Grander Design Housing Revenue Account capital makes the project viable.

Using the SCAPE framework is OJEU compliant, reduces the timescales, and utilises 1-4-1 receipts.

The programme delivers on the commitments to insulation and energy efficiency in the Asset Management Strategy and supports the Council's policy commitments on domestic energy and carbon reduction.

#### Other options considered

Doing nothing was rejected as:

- commitments have been made to residents in the existing blocks to improve their homes;
- the site wouldn't be capable of being Extra Care without the new accessible homes and expanded communal facilities;
- not providing Extra Care provision in the north of the City could mean increased reliance on care home provision;
- no new homes would be built, and Right-to-Buy retained 1-4-1 receipts would not be utilised, resulting in payback to the Treasury.

Only delivering energy efficiency works was rejected as it would not provide an Extra Care scheme in the north of the City, and could result in the loss of the 1-4-1 receipts.

Tendering the scheme was rejected as it increases the timescales and risks the 1-4-1 receipts.

Using communal biomass or gas for the heating has been rejected due to the requirements for high temperature water to be circulated, and heat loss in the communal pipework.

### **33 SALE OF THE FORMER NEVILLE SADLER COURT, FLETCHER ROAD, NOTTINGHAM, NG9 2GT - KEY DECISION**

The Board considered the Leader/Portfolio Holder for Strategic Regeneration's report, detailing the proposal to sell Neville Sadler Court, which has previously been used to facilitate the construction of NET Phase Two, and is no longer required.

#### **RESOLVED to**

- (1) declare Neville Sadler Court surplus to requirement and enter into an unconditional contract for the sale of the freehold interest with the chosen developer, as set out in the exempt appendix of the report;**
- (2) approve, should the chosen developer not proceed for any reason, to enter into an unconditional contract for the sale of the freehold interest with the next preferred bidder, as set out in the exempt appendix to the report;**

- (3) **delegate authority to the Director of Strategic Assets and Property, in consultation with the Leader/Portfolio Holder for Strategic Regeneration, to agree the final terms of sale, including the final selling price;**
- (4) **approve that the capital receipt, less any sale costs, to be returned to the Nottingham Express Transit (NET) Capital Acquisitions budget.**

Reasons for decision

The land was formally exited in June 2016 and sale negotiations have been completed by NET's commercial surveyors, Bruton Knowles.

Other options considered

Retaining the properties was rejected as no operational need for properties outside of the City boundary has been identified.

Leaving the site vacant and unsold was rejected as there would be costs for maintenance and security, and a capital receipt would remain unrealised.

**34 EXCLUSION OF THE PUBLIC**

**RESOLVED to exclude the public from the meeting during consideration of the remaining item(s) in accordance with Section 100A(4) of the Local Government Act 1972 on the basis that, having regard to all the circumstances, the public interest in maintaining the exemption outweighs in the public interest in disclosing the information.**

**35 WOODTHORPE AND WINCHESTER EXTRA CARE SCHEME - KEY DECISION - EXEMPT APPENDIX**

The Board considered the exempt appendix to the Portfolio Holder for Planning and Housing, the Portfolio Holder for Energy and Sustainability, and the Portfolio Holder for Adults and Health's report.

**RESOLVED to note the information contained within the exempt appendix.**

Reasons for decision

As detailed in minute 32.

Other options considered

As detailed in minute 32.

**36 SALE OF THE FORMER NEVILLE SADLER COURT, FLETCHER ROAD, NOTTINGHAM, NG9 2GT - KEY DECISION - EXEMPT APPENDIX**

The Board considered the exempt appendix to the Leader/Portfolio Holder for Strategic Regeneration's report.

**RESOLVED to note the information contained within the exempt appendix.**

Reasons for decision

As detailed in minute 33.

Other options considered

As detailed in minute 33.

Councillors Alan Clark and Jon Collins left the meeting.

**37    CHAIR**

Councillor Graham Chapman took the Chair for the remainder of the meeting.

**38    ROBIN HOOD ENERGY FUNDING - KEY DECISION**

The Board considered the Portfolio Holder for Energy and Sustainability's exempt report.

**RESOLVED to approve the recommendations in the report.**

Reasons for decisions

As detailed in the report.

Other options considered

As detailed in the report.