



NOTTINGHAM CITY COUNCIL
EXECUTIVE BOARD

Date: Tuesday 20 September 2016

Time: 2.00 pm

Place: Ground Floor Committee Room - Loxley House, Station Street, Nottingham,
NG2 3NG

Councillors are requested to attend the above meeting to transact the following business

Corporate Director for Resilience

Governance Officer: Laura Wilson **Direct Dial:** 0115 8764301

AGENDA

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| 4 | PROPOSED BULWELL CONSERVATION AREA
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| 5 | REVIEW OF 2016/17 REVENUE AND CAPITAL BUDGETS AT 30 JUNE 2016 (QUARTER 1)
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- 8 EXCLUSION OF THE PUBLIC**
To consider excluding 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
- 9 WOODTHORPE AND WINCHESTER EXTRA CARE SCHEME - KEY DECISION - EXEMPT APPENDIX** 65 - 68
- 10 SALE OF THE FORMER NEVILLE SADLER COURT, FLETCHER ROAD, NOTTINGHAM, NG9 2GT - KEY DECISION - EXEMPT APPENDIX** 69 - 70
- 11 ROBIN HOOD ENERGY FUNDING - KEY DECISION** 71 - 76
Report of the Portfolio Holder for Energy and Sustainability

ALL ITEMS LISTED 'UNDER EXCLUSION OF THE PUBLIC' WILL BE HEARD IN PRIVATE FOR THE REASONS LISTED IN THE AGENDA PAPERS. THEY HAVE BEEN INCLUDED ON THE AGENDA AS NO REPRESENTATIONS AGAINST HEARING THE ITEMS IN PRIVATE WERE RECEIVED

IF YOU NEED ANY ADVICE ON DECLARING AN INTEREST IN ANY ITEM ON THE AGENDA, PLEASE CONTACT THE GOVERNANCE OFFICER SHOWN ABOVE, IF POSSIBLE BEFORE THE DAY OF THE MEETING

CITIZENS ATTENDING MEETINGS ARE ASKED TO ARRIVE AT LEAST 15 MINUTES BEFORE THE START OF THE MEETING TO BE ISSUED WITH VISITOR BADGES

CITIZENS ARE ADVISED THAT THIS MEETING MAY BE RECORDED BY MEMBERS OF THE PUBLIC. ANY RECORDING OR REPORTING ON THIS MEETING SHOULD TAKE PLACE IN ACCORDANCE WITH THE COUNCIL'S POLICY ON RECORDING AND REPORTING ON PUBLIC MEETINGS, WHICH IS AVAILABLE AT WWW.NOTTINGHAMCITY.GOV.UK. INDIVIDUALS INTENDING TO RECORD THE MEETING ARE ASKED TO NOTIFY THE GOVERNANCE OFFICER SHOWN ABOVE IN ADVANCE.

NOTTINGHAM CITY COUNCIL

EXECUTIVE BOARD

MINUTES of the meeting held at Loxley House on 19 July 2016 from 2.02 pm - 2.13 pm

Membership

Present

Councillor Jon Collins (Chair)
Councillor Nicola Heaton
Councillor Nick McDonald
Councillor Alex Norris
Councillor Dave Trimble
Councillor Jane Urquhart
Councillor Sam Webster

Absent

Councillor Graham Chapman (Vice Chair)
Councillor Alan Clark
Councillor David Mellen

Colleagues, partners and others in attendance:

David Bishop - Deputy Chief Executive/Corporate Director for Development and Growth
Gill Callingham - Regeneration Specialist
Andy Gibbons - Head of Public Transport
Alison Michalska - Corporate Director for Children and Adults
Glen O'Connell - Corporate Director for Resilience
Nathan Oswin - Political Assistant to the Labour Group
Andy Vaughan - Corporate Director for Commercial and Operations
Laura Wilson - Governance Officer

Call-in

Unless stated otherwise, all decisions are subject to call-in and cannot be implemented until Thursday 28 July 2016.

18 APOLOGIES FOR ABSENCE

Councillor Graham Chapman – personal
Councillor Alan Clark – personal
Councillor David Mellen – personal

Ian Curryer

19 DECLARATIONS OF INTERESTS

Councillors Jon Collins and Sam Webster declared an interest in agenda item 8 (minute 26) – Blueprint Joint Venture – Key Decision, as Council appointed Directors, and left the room prior to the discussion on the item.

20 MINUTES

The Board confirmed the minutes of the meeting held on 28 June 2016 as a correct record and they were signed by the Chair.

21 ROBIN HOOD SMARTCARD DEVELOPMENT

The Board considered the Portfolio Holder for Business, Growth and Transport's report detailing the proposals to integrate the new tram network into the existing local bus and rail network.

Smartcard ticketing is key to the integration and has been partially achieved via the Robin Hood PayAsYouGo smartcard scheme which has currently cost around £2.5m of external funding, and requires an additional £500,000 to complete.

The aim is to develop a common account based system and common retail network across all operators, which is estimated to cost up to £4m. This will replace the current prepaid season tickets and would allow customers to pay retrospectively for travel, with monthly capping on fares across the different operators. This is subject to feasibility studies, funds being identified and business cases being developed.

RESOLVED to

- (1) approve, in principle, the proposed strategy to develop the Robin Hood smartcard system, to build a detailed business case, and seek external funding streams, which will be subject to further approval;**
- (2) approve the remaining funding of £500,000 required to complete the existing phase of the current system.**

Reasons for decision

The plan has been discussed and accepted by all of the main local transport operators.

The integration will increase accessibility to jobs and the cost effectiveness of network operations, and will reduce fares and subsidised service levels.

It will place Nottingham on a par with Birmingham, and improve the likelihood of future smartcard funding from Midland Connect to develop this programme and widen the rail network.

It should also assist any future business case to extend the tram network.

Other options considered

Doing nothing or waiting for external funding opportunities was rejected because it does not:

- maximise the accessibility and efficiency benefits from the public transport network;
- meet individual operator's timescales and commercial plans;
- take advantage of current investment and momentum of the Robin Hood Scheme;
- position Nottingham to take advantage of future Midland Connect funds and form a Midlands wide scheme linking with Birmingham and the local rail network.

22 LAURA CHAMBERS LODGE REFURBISHMENT - KEY DECISION

The Board considered the Portfolio Holder for Adults and Health's report detailing the proposals for the refurbishment of Laura Chambers Lodge, and the sale of the Oakdene Learning Disability Residential Care Home, to create an in-house provision to support the most complex learning disabled adults.

RESOLVED to

- (1) approve the refurbishment of Laura Chambers Lodge at a total scheme cost of £2.782m, with the additional capital required for the scheme via Prudential Borrowing for the amount of £2.487m;**
- (2) approve the procurement of a contractor for the detailed design and build, within the funding envelope of £2.3m, and delegate authority to the Portfolio Holder for Adults and Health, in consultation with the Corporate Director for Children and Adults and the Corporate Director for Resilience, to let the contract following the procurement process;**
- (3) approve the procurement of goods and services for the purpose of the supply and fitting of furniture and equipment at Laura Chambers Lodge, within the funding envelope of £0.211m, and delegate authority to the Portfolio Holder for Adults and Health, in consultation with the Corporate Director for Children and Adults and the Corporate Director for Resilience, to let the relevant contracts following the tender process;**
- (4) delegate authority to the Director of Strategic Assets and Property Management to agree the sales terms for the Oakdene Learning Disability Residential Care Home, including the price, and also to implement any recommendations which will maximise the capital receipt to be achieved on sale, which may include demolition of the existing structure;**
- (5) approve the creation of a reserve to fund major repairs and maintenance issues across the Adult Provision estate, to contain unspent revenue budget from the provision for repairs and maintenance of buildings.**

Reasons for decision

The service needs to be relocated from Oakdene and the building demolished as it is beyond economic improvement, was not purpose built for the service it provides, and it requires substantial maintenance and repair work.

The refurbishment of Laura Chambers Lodge is cost effective and demonstrates best value. The current building has been well maintained and only requires modernisation to existing ensuite facilities, the reconfiguration of room layouts, and the redecoration of rooms and corridors. The site has extensive safe and secure inside and outside space.

Other options considered

Doing nothing was rejected as it means retaining Oakdene, resulting in increasing maintenance costs. It also means that Laura Chambers Lodge will be sold with an approximate value of £300,000, with costs being incurred for keeping the site secure until the sale.

Doing a basic refurbishment of Laura Chambers Lodge was rejected as it will cost approximately £700,000 and result in Oakdene being demolished and sold with a capital receipt of £100,000. The refurbished unit wouldn't be able to accommodate those with complex needs.

Building a new residential facility on the Laura Chambers Lodge site was rejected as it will cost around £4.5m and, although it would create a modern unit that would meet complex needs, it isn't financially viable due to the Prudential Borrowing payback period.

Outsourcing provision was rejected as it would result in the demolition and sale of Oakdene, and the sale of Laura Chambers Lodge. It would mean that there is no in-house provision which would increase the costs for providing private residential care. It would also result in the loss of highly skilled staff, and potential redundancy costs of approximately £638,000.

23 NOTTINGHAM CASTLE CONSERVATION MANAGEMENT PLAN

The Board considered the Portfolio Holder for Leisure and Culture's report seeking approval for the adoption of the Nottingham Castle Conservation Management Plan (CMP) which sets out the heritage significance of the site, and provides a new policy framework on how it should be conserved and managed during any repairs, maintenance or future development.

RESOLVED to formally adopt the Nottingham Castle Conservation Management Plan as a document of best practice for the management and future development of the Nottingham Castle site.

Reasons for decision

The adoption of the CMP will update the draft Conservation Plan prepared in 2006, and will include Brewhouse Yard and the Waterworks Building in it.

The adoption will also form part of the Stage 2 funding bid to the Heritage Lottery Fund to refurbish and extend the Ducal Palace, build a new visitor centre, re-landscape the grounds, and refresh displays at Brewhouse Yard.

Other options considered

Not adopting the CMP was rejected as it would risk the Council not being able to access the Heritage Lottery Fund funding for the project.

24 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.

Councillors Jon Collins and Sam Webster left the meeting.

25 CHAIR

Councillor Nick McDonald took the Chair for the remainder of the meeting.

26 BLUEPRINT JOINT VENTURE - KEY DECISION

The Board considered the Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration'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.

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EXECUTIVE BOARD – 20 SEPTEMBER 2016

Subject:	Proposed Bulwell Conservation Area
Corporate Director(s)/Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth
Portfolio Holder(s):	Councillor Jane Urquhart, Portfolio Holder for Planning and Housing
Report author and contact details:	Tom Street, Principal Conservation Officer 0115 8764149 thomas.street@nottinghamcity.gov.uk
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criteria for Key Decision:	
(a) <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision	
and/or	
(b) Significant impact on communities living or working in two or more wards in the City <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of expenditure:	<input checked="" type="checkbox"/> Revenue <input type="checkbox"/> Capital
Total value of the decision:	Existing resources/officer time
Wards affected:	Bulwell and Bulwell Forest
Date of consultation with Portfolio Holder(s):	06/09/2016
Relevant Council Plan Key Theme:	
Strategic Regeneration and Development	<input checked="" type="checkbox"/>
Schools	<input type="checkbox"/>
Planning and Housing	<input checked="" type="checkbox"/>
Community Services	<input type="checkbox"/>
Energy, Sustainability and Customer	<input type="checkbox"/>
Jobs, Growth and Transport	<input checked="" type="checkbox"/>
Adults, Health and Community Sector	<input type="checkbox"/>
Children, Early Intervention and Early Years	<input type="checkbox"/>
Leisure and Culture	<input type="checkbox"/>
Resources and Neighbourhood Regeneration	<input checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):	
This report sets out the case and process for designating a new Conservation Area in Bulwell which includes the town centre and adjacent areas. During the consultation phase for the Nottingham Heritage Strategy (adopted March 2015) there was a strong desire expressed to look beyond the City Centre and to provide proper recognition to the diverse heritage of Nottingham's local communities. The designation of Bulwell's town centre as a Conservation Area would provide a first step in preserving and enhancing its distinctive character. This designation proposal was identified as one of 5 flagship projects with potential to be taken forward in the first year of delivering the Nottingham Heritage Strategy.	
Exempt information: None	
Recommendation(s):	
1 That, having regard to the consultation responses received as outlined in the report, the area shown outlined red on the plan in Appendix 1, be designated as a Conservation Area.	

1 REASONS FOR RECOMMENDATIONS

- 1.1 Local Authorities have a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. From time to time

they must also review their Conservation Areas and determine whether any additional parts of their area should be designated.

- 1.2 Paragraph 127 of the National Planning Policy Framework states: “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.” The onus is therefore on the Local Authority to prove that an area is of special interest prior to designation.
- 1.3 The adopted Local Plan encourages the Council to review Conservation Areas and seek ways to preserve or enhance their character. The emerging Aligned Core Strategy (Policy 11) supports initiatives where heritage assets are conserved. The proposed designation of a Conservation Area in Bulwell accords with these policies in contributing to the unique identity of an area and its sense of place. It is felt that the area proposed for designation is of sufficient historic and architectural interest to be worthy of Conservation Area status. The designation is seen as 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.
- 1.4 Bulwell’s history as a settlement extends back to the Anglo Saxon period (around 800 AD). A toll bridge, built at a convenient crossing point on the River Leen provided the focal point for a small trading post which was classed as a village by the time of the Domesday Book of 1086. The market established by roaming salesmen serving the needs of travellers on the road continues to trade from the same location to this day. By the 13th century the town had a church, built on the highest point in Bulwell where the current Church of St Mary the Virgin and All Souls (completed in 1851) now stands.
- 1.5 The availability of good local building materials and coal ensured that Bulwell continued to thrive during the middle ages when commercial mining and quarrying operations became well established. The distinctive magnesium limestone, now known as Bulwell Stone, was found to be durable, easy to quarry and easy to carve. Many high status buildings in the town are constructed from the stone, but it was also used extensively to construct more humble buildings such as terraced houses and boundary walls. The layer of clay that covered the stone was used for manufacturing bricks and earthenware while the easily accessible coal seams beneath it saw commercial mines established by 1500, the first in Nottinghamshire. The quarries, clay pits and coal mine, extended over an increasingly large area to the north west of the town centre and supported an ever growing population of workers. Brewing and later lace manufacturing were also important industries in the town.
- 1.6 By the nineteenth century overcrowding had become a serious concern; a steep decline in the infant mortality rate led to rapid population growth and further housing pressure. The land scoured by quarrying to the north west of the centre was used for the construction of new terraced housing and in the 1870s and 1880s new schools and the church of St John the Divine was built to serve this new district of the town. The church and the Commercial Road/Mersey Street/Thames Street corridor are now all that remains of this

stage of the town's development following slum clearances in the 20th century.

- 1.7 The proposed boundary of the Bulwell Conservation Area encompasses the historic street layout of the town. This can roughly be divided into 5 character areas: (1) the Market Place and town centre, (2) the Commercial Road corridor, (3) Highbury Road and Station Road, (4) north Main Street and (5) Bulwell Bogs and the River Leen.
- 1.8 **The Market Place and town centre.** Bulwell's commercial and historic heart is focused around the Market Place and Main Street. The area is characterised by its mixture of two and three storey commercial buildings, many of which date to the mid to late 19th and early 20th centuries. They are built in a variety of architectural styles including Renaissance Revival and Edwardian Baroque most often from brick with stonework dressings. Many have retained their traditional timber sash windows and upper floor features, but the lack of surviving traditional shopfronts is a noticeable problem. Just off Main Street, the quiet residential cul-de-sac of Montague Street, with its Victorian brick terraced houses, is worthy of mention.
- 1.9 **The Commercial Road corridor.** This character area includes the western edge of the original settlement and the 19th century infill development that grew up between the towns centre and the quarries and mine to the north west. It includes some notable historic buildings such as Strelley House, (a remarkable example of a purpose built school dating to 1667), a late 17th century Bulwell Stone dovecote, and terraces of Bulwell Stone and brick workers houses. Before the construction of Bulwell High Road, which now defines the western limit of the town's shopping centre, this area was a vibrant commercial area. Virtually all of the former shop units have now been converted to residential use.
- 1.10 **Highbury Road and Station Road.** To the east of the River Leen the ground rises to the highest point of the town where the Bulwell Stone Church tower and churchyard of St Mary's act as a key focal point. Other key public buildings of townscape merit include the Old Town Hall (1894) and the former Public Library (1923), both on Highbury Road. The area also has a mixture of Victorian terraced houses, semi-detached villas, detached houses and a Pub. Most of these are built from brick with stone dressings. Bulwell stone boundary and retaining walls are a particularly noticeable characteristic of this character area, as is the number of attractive mature trees.
- 1.11 **North Main Street.** The section of Main Street to the north of the junction with Bulwell High Road is slightly disjointed mixture of public, residential and commercial buildings. Nevertheless it includes some fine individual buildings such as the Gothic Revival St Mary's Primary School, the Neo-Classical former Methodist Church, the former Three Crowns, Scots Grey and Framesmiths Arms Public Houses and 202 Main Street, a fine late Victorian house in Bulwell Stone. The mix of materials and architectural styles produces a varied streetscene with an eclectic character. Vacant sites are currently a noticeable problem.
- 1.12 **Bulwell Bogs and the River Leen.** The public park known as Bulwell Bogs has served as a place of recreation for the people of Bulwell for generations

past. This attractive tree lined stretch of the River Leen sits at the heart of the town centre and includes the three bridges over the river, two of which are grade II listed. The proposed boundary of the Conservation Area extends southwards from the Bogs to incorporate the modern Bulwell Riverside Centre and the Baptist Church on Coventry Road, built of Bulwell Stone.

- 1.13 This initial assessment of the town's character demonstrates that it possesses sufficient historic and architectural interest to warrant designation as a Conservation Area. Planning Committee's comments on and endorsement of the proposal have been obtained, and are supportive. A detailed Conservation Area Appraisal and Management Plan will be produced to more thoroughly describe the area's character and provide guidelines for its future maintenance and development. This document will be subject to consultation with local residents before its formal adoption.
- 1.14 The finalised boundary proposal has taken into account the responses to consultation in section 2 of this report. The Baptist Church and Riverside Centre have been added to the area, while The Well Church and the neighbouring electricity substation have been excluded. A number of small changes have been made to make the boundary follow more rational boundary lines, allowing it to be more easily identified on the ground.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Initial focus group meetings were held at Bulwell Riverside Centre on 9 December 2015 and 20 January 2016. This was attended by a diverse group of people with an interest in the area including representatives from the Bulwell Town Team and Bulwell History Society, Ward Councillors and a number of individual property and business owners. Through these meetings a draft boundary for the Conservation Area was developed.
- 2.2 These meetings were followed by a public consultation event in Bulwell Market Place on 18 March 2016. The draft boundary was presented and people had the opportunity to comment by responding to a brief survey. 24 individual survey responses were received all of which supported the designation of the town as a Conservation Area. 16 respondents were of the view that the boundary was appropriate as presented, while 5 thought that the Baptist Church on Coventry Road should also be included in the area. Many also gave comments about sites and buildings that they valued most highly and those which they felt had a negative impact on the area.
- 2.3 Following an amendment to the draft boundary to include the Baptist Church on Coventry Road, a consultation letter was delivered to all 430 properties affected by the designation over 11 and 12 March 2016. The letter included information on the implications of designation, a copy of the proposed Conservation Area boundary map, a link to an online survey for written responses and an invitation to a drop-in session at Bulwell Riverside Centre on 8 June 2016. A deadline of 16 June was given for written consultation responses. Around 30 individuals attended the drop-in session where local ward Councillors, Tom Street (Conservation Officer) and Mark Armstrong (Town Centre Co-ordinator) were available to discuss the proposal. A wide range of questions and issues were raised at the session and while most were supportive of the Conservation Area some who attended raised

concerns. The most common concern related to the restriction of property owners' rights in relation to development and works to trees.

2.4 A total of 16 responses were received to the online survey. Of these only one respondent objected to the proposed designation. The individual was of the view that the only buildings of note were the grade II listed buildings and that the proposed boundary included some Victorian and Edwardian Buildings while leaving many others outside the designated area. They felt that this placed many restrictions on selected properties while neighbouring properties were unaffected. The remainder of the responses were strongly supportive of the proposal and cited the benefits of enhancing the character of the area and improving its condition in the long term. 10 people said they supported the draft boundary and 5 said they did not. Of these 5, 2 said that the proposed area was too large and 2 said it should include additional streets. One respondent made a case for the exclusion of Commercial Road, Thames Street and Mersey Street. They pointed out that properties on these streets are mainly private rented houses, occupied by low income families and in a poor state of repair. They acknowledged that some of these homes were of architectural significance, but feared that the designation could deter landlords from improving the condition of their properties and would not address the social decline of the neighbourhood. In their view a much more proactive approach to improving the level of housing provision and the community pride in the area would therefore be required. The respondent was also of the view that the Well Church at 1 Strelley Street and the adjoining electricity substation were not of historic value and should be excluded from the designated area.

2.5 In addition to the survey responses, 5 responses were received by e-mail:

- the first objected to the designation of the Conservation Area. They were against the restriction of development freedoms and the additional expense of planning application fees. They felt the Conservation Area would stifle change and improvements to buildings and would not enhance the area;
- the second objected to the inclusion of the Bulwell Stone, terraced properties on Filey Street due to their poor condition and their potential to restrict the development options for the whole of the Shipstones Yard site;
- the third objected to the Conservation Area. They felt that it would restrict their development freedom, make it more costly for people to maintain their houses, lead to people allowing their trees to grow and grow, and make their property harder to sell;
- the fourth requested that the boundary be redrawn to exclude The Well Church at 1 Strelley Street and the adjacent electricity substation. As a church occupying a modern building they felt that being included in the Conservation Area would be of no benefit to them;
- the fifth was from the Nottingham Civic Society who supported the designation and the proposed boundary.

2.6 The feedback received from surveys and written comments has raised a number of points requiring a response:

- *"The Baptist Church on Coventry Road should be included in the designated area."* The Baptist Church and the neighbouring Riverside Centre have been included in the finalised boundary proposal;

- *“The only buildings of note in the town are the listed buildings.”* This point is challenged by other responses that gave numerous examples of unlisted buildings which are valued by the local community for their history and architecture. An initial assessment has shown that there are a large number of unlisted buildings of architectural and historic interest within the proposed boundary which warrant the additional recognition and protection offered by a Conservation Area;
- *“The boundary includes some Victorian and Edwardian buildings, but leaves many others outside the designated area.”* The proposed boundary aims to include the historic core of the town, but must also make an assessment of which streets and buildings have best retained their architectural character and materials. This has led to a boundary which is relatively tightly drawn around the town centre and the key routes out of it to the north west and east. It would be impractical and unjustified to include all the areas of Victorian and Edwardian development in the town;
- *“Commercial Road, Thames Street and Mersey Street should be excluded. The streets are mainly private rented houses occupied by low income families and are in a poor state of repair.”* The designation of a Conservation Area should not be assessed on the social status and demographics of an area’s population. It should only take into account whether an area is of sufficient architectural and historic interest and should be preserved and enhanced. The Commercial Road corridor includes some valuable streets of Bulwell Stone and Bulwell Brick terraces. These streets are also of historic interest as they date to a key phase in the town’s expansion when the land between the town centre and the quarrying and mining area to the north west was developed to provide much needed housing;
- *“The Well Church at 1 Strelley Street and the adjoining electricity substation should be excluded from the designated area.”* The Council agrees that the Well Church and the substation are of little historic and architectural interest. These buildings have therefore been excluded from the finalised boundary proposal;
- *“The Conservation Area will restrict development freedom, stifle change and lead to additional expense in planning application fees.”* A Conservation Area is not intended to restrict development, but to manage change in a way that is sympathetic to the historic character of an area. The restrictions on development freedom for private householders, particularly of terraced properties, are relatively limited and planning application fees for home owners are modest. In the Council’s view the designation of a Conservation Area for Bulwell will have positive benefits in stimulating the sensitive regeneration of the town. Combined with proactive management and possible grant schemes, the designation can lead to the improvement of the town’s built environment over the medium to long term;
- *“The terraced houses on Filey Street should not be included; they are in poor condition and would restrict the development of the wider Shipstones Yard site.”* The buildings in question are a good example of Victorian, Bulwell Stone terraced houses which retain a good proportion of their historic features. As such they are considered to be worthy of inclusion within the Conservation Area and should be seen as an opportunity to shape the redevelopment of Shipstones Yard rather than a hindrance;
- *“The Conservation Area will make it more costly for people to maintain their houses, lead to people letting their trees grow and grow and make*

houses harder to sell.” The inclusion of a property within a Conservation Area should have very little impact on maintenance costs for home owners. Repairs to properties are invariably permitted development meaning that roofing materials, windows and doors can all be replaced without the need for planning permission. Works to trees are controlled within Conservation Areas and owners are required to give the Council 6 weeks written notice of their intention to carry them out. This procedure is far less onerous than applying for works to trees protected by tree preservation orders. It is intended to encourage good management of trees which have a high public amenity value and contribute to the special character of the area. There is no evidence to suggest that houses in Conservation Areas are harder to sell, but studies have shown that house prices are higher on average within Conservation Areas.

- 2.7 In summary, the feedback received from surveys and written responses has been more positive than negative. 34 people gave positive responses and supported the designation of a Conservation Area in Bulwell. 9 had reservations or objected to the proposal. In terms of the draft boundary, 26 people supported the proposal while another 11 proposed changes to it.
- 2.8 On 7 September the proposal was presented to Planning Committee. Committee members were asked to note the proposal to designate the Conservation Area, to provide any specific comments, and recommend the designation by Executive Board in due course.
- 2.9 Planning Committee welcomed the proposal for a variety of reasons. These included the focus of attention extending beyond the City Centre; the proposed designation recognises the architectural and historic contribution made to Nottingham by Bulwell, many of whose high status buildings were constructed from the magnesium limestone now known as Bulwell Stone. Members noted the local interest and support for the proposal and congratulated officers for their proactive work in delivering a designation project of distinct character. It was felt by Committee Members that the designation would support and encourage Bulwell’s commercial identity.
- 2.10 Members were pleased to endorse the proposal and commend it to Executive Board for designation.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not to designate the proposed area in Bulwell. The designation project has been explored and evaluated thoroughly, extensive consultation has already taken place and the feedback has been far more positive than negative. Not to designate the new Conservation Area would deprive the Council of the opportunity to give greater recognition to the heritage of Nottingham’s neighbourhoods and to capitalise on potential funding streams that could help to aid the regeneration of Bulwell, and therefore this option was discounted

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 There is a small cost to undertaking the necessary post decision statutory notifications; this is not expected to exceed £200 which can be contained within existing budgets.

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND INCLUDING LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 As stated at paragraph 1.1 of this report, the Council has a duty under section 69 of the Listed Buildings Act to designate areas in appropriate cases where the criteria set out in that paragraph are met.
- 5.2 There is no legal obligation for Local Authorities to consult publicly prior to the designation of Conservation Areas. However, guidance from English Heritage (Understanding Place, Conservation Area Designation, Appraisal and Management, March 2011) establishes this as good practice.
- 5.3 The principal implications of the designation of a Conservation Area are as follows:
- the Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area;
 - consent must be obtained from the Council for the demolition of any building in the Area;
 - special publicity must be given to planning applications for development in the area;
 - in carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission, the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area;
 - permitted development rights for dwelling houses within the Conservation Area are subject to certain additional restrictions;
 - internally illuminated advertisements are subject to planning control;
 - works cannot lawfully be carried out on any tree in the Area unless either the Council has consented to the tree works, or six weeks' prior notice of the intended works are given to the Council.
- 5.4 Should Executive Board approve the recommendation, the designation will take effect immediately. The Council must then comply with statutory requirements regarding notification of that designation, including publication in the London Gazette and in a newspaper circulating in the area. It must also notify the Secretary of State and the Historic Buildings and Monuments Commission for England.
- 5.5 The Council's responsibility as local planning authority for determining whether to designate an area as a Conservation Area is a matter for Executive Board under its terms of reference in the Council's Constitution, since it does not form part of the Policy Framework (which requires Full Council approval) and is not delegated to any specific committee or individual.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

- 6.1 The proposed Conservation Area focuses primarily on the retail core of Bulwell and will increase the opportunities for investment in the area assisting the regeneration of Bulwell.

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 Not applicable

8 REGARD TO THE NHS CONSTITUTION

- 8.1 Not applicable.

9 EQUALITY IMPACT ASSESSMENT (EIA)

- 9.1 Has the equality impact of the proposals in this report been assessed?

No
An EIA is not required because: The project does not introduce any changes to policies, services or functions.

Yes

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

- 10.1 None

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

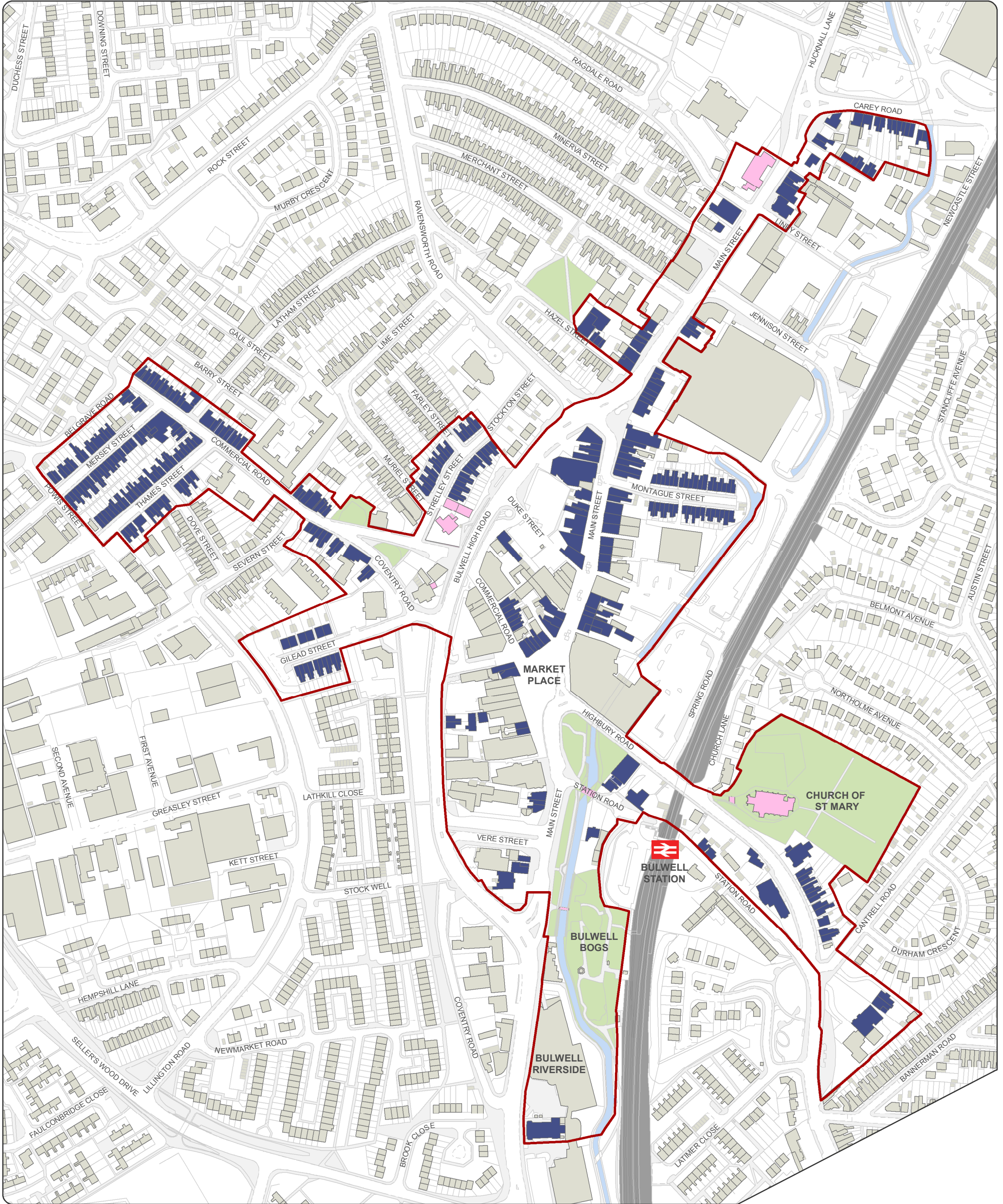
- 11.1 Nottingham Heritage Strategy (March 2015)
Understanding Place, Conservation Area Designation, Appraisal and Management (March 2011)
National Planning Policy Framework (2012)
Report of the Chief Planner to Planning Committee (17 August 2016) entitled Bulwell Conservation Area, Proposed Conservation Area Designation
Minute no. 26 of Planning Committee dated 17 August 2016

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

- 12.1 Mark Armstrong (Bulwell Town Centre Co-ordinator).
12.2 Judith Irwin (Senior Solicitor, Planning and Environment Team)

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Draft Bulwell Conservation Area



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Key

- Proposed Conservation Area Boundary
- Grade II Listed Buildings
- Historic Buildings Pre-1914 and later buildings of architectural interest
- Open Green Space

0 20 40 80
Metres



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Subject:	Review of 2016/17 Revenue and Capital Budgets at 30 June 2016 (Quarter 1)		
Corporate Director(s)/ Director(s):	Geoff Walker, Strategic Director of Finance		
Portfolio Holder(s):	Councillor Graham Chapman, Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration		
Report author and contact details:	Theresa Channell, Head of Strategic Finance 0115 8763649 theresa.channell@nottinghamcity.gov.uk		
Key Decision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Subject to call-in <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: Nil			
Wards affected: All		Date of consultation with Portfolio Holder(s): Throughout April – June 2016	
Relevant Council Plan Key Theme:			
Strategic Regeneration and Development			<input checked="" type="checkbox"/>
Schools			<input checked="" type="checkbox"/>
Planning and Housing			<input checked="" type="checkbox"/>
Community Services			<input checked="" type="checkbox"/>
Energy, Sustainability and Customer			<input checked="" type="checkbox"/>
Jobs, Growth and Transport			<input checked="" type="checkbox"/>
Adults, Health and Community Sector			<input checked="" type="checkbox"/>
Children, Early Intervention and Early Years			<input checked="" type="checkbox"/>
Leisure and Culture			<input checked="" type="checkbox"/>
Resources and Neighbourhood Regeneration			<input checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
This report provides 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.			
Strong financial planning and management are essential in the Council's work to commission, enable and provide value for money services to citizens to deliver corporate priorities.			
Exempt information:			
None			
Recommendation(s):			
<p>1 To note:</p> <ul style="list-style-type: none"> 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; b) the management action being taken to control the identified cost pressures across services, as set out in Appendix B; c) the progress on the implementation of cost reductions and pressures as set out in paragraph 2.5; d) the forecast working balance of £4.077m on the HRA, as set out in paragraph 2.7; e) the forecast position on the Capital Programme, as set out in paragraph 2.9; f) the Capital Programme projections at Quarter 1, as set out in paragraph 2.9 (table 6); g) the additions to the Capital Programme listed in Appendix E; h) the variations to the Capital Programme listed in Appendix F; i) the refreshed Capital Programme, including schemes in development, as set out in paragraph 2.9 (tables 7, 8 and 9). 			
2 To approve the movements of resources set out in paragraph 2.6 and Appendix D.			

3 To note and endorse the allocations from the corporate contingency as set out in paragraph 2.4.

1 REASONS FOR RECOMMENDATIONS

- 1.1 It enables formal monitoring of progress against the 2016/17 budget and the impact of actual and planned management action.
- 1.2 The approval for virements of budgets is required by corporate financial procedures.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 The 2016/17 revenue budget was approved by City Council in March 2016. This periodic report summarises the current assessment of the Council's forecast outturn of the General Fund and HRA. Some report tables may not sum exactly due to rounding.
- 2.2 Forecasting is risk-based, reflecting the diverse nature of the Council's activities and the wide range of issues impacting on the financial position. Table 1 shows the current forecast using best, medium and worst case scenarios and is based on the ledger position as at 30 June 2016 updated for known factors.

In accordance with the trading account principles set out in the Medium Term Financial Strategy, 50% of traded surplus may be retained for reinvestment in the service. The decision to reserve these surpluses is to be taken in the context of the overall corporate outturn position. The potential impact of traded surplus retention is also shown in Table 1. Appendix A provides more detail and Appendix B explains the main variances.

TABLE 1: FORECAST OUTTURN VARIANCE AS AT 30.06.16				
OUTTURN VARIANCE 2015/16 £m¹	PORTFOLIO	(UNDER) / OVER SPEND		
		BEST £m	MEDIUM £m	WORST £m
(0.825)	Adults and Health	0.934	0.954	0.959
1.180	Business, Growth and Transport	(0.529)	(0.313)	0.709
(1.224)	Community Services	(3.300)	(1.326)	0.713
0.430	Early Intervention and Early Years	1.138	1.138	1.138
0.671	Education, Employment and Skills	1.676	2.081	2.081
(0.261)	Energy and Sustainability	0.000	0.000	0.000
(0.528)	Leisure and Culture	(0.981)	(0.208)	0.302
(0.417)	Planning and Housing	0.004	0.023	0.133
0.322	Resources and Neighbourhood Regeneration	(0.025)	0.175	0.199
(0.071)	Strategic Regeneration	(0.336)	(0.336)	0.937
0.723	TOTAL PORTFOLIOS	(1.420)	2.188	7.171
(0.965)	Corporate budgets	0.000	0.082	0.185
(1.688)	NET COUNCIL POSITION	(1.420)	2.270	7.356
	Potential retention (50% of traded surplus)	1.073	1.072	0.000
	NET COUNCIL POSITION POST TRADING SURPLUS RETENTION	(0.347)	3.342	7.356
Change – best to medium (net Council position)		3.690		
Change – medium to worst (net Council position)		5.086		

2.3 General Reserves

These provide a financial safety net to cover above-budget costs during the year. Variations in forecast outturn will impact on general reserves. Underspends increase reserves and overspends decrease them. Table 2 shows the potential impact of the current medium case forecast variance on general reserves.

TABLE 2: POTENTIAL IMPACT ON GENERAL RESERVES	
ITEM	£m
Balance at 01.04.16	9.500
Decrease in Reserves to medium case	(2.270)
Estimated Reserves at 31.03.17 (medium case)	7.230

The minimum level of opening reserves for 2016/17 was set at £9.500m. If general reserves fall below the minimum defined level, the shortfall has to be replenished when setting the budget for the following year. Mitigating actions need to be implemented, and have effect, to ensure the minimum level of reserves is maintained. The recommended minimum level for next year will be advised by the Strategic Director of Finance (SDF) based on the prevailing risk assessment of the financial position at that time.

Given the very challenging outlook for the medium term, officers are being advised to secure as many efficiency savings as possible in the current year and to optimise income in order to support the Council's work in the future.

As part of the 2016/17 budget process, a review of earmarked balances was undertaken to re-affirm the purpose of the reserves and the likely timescale that these reserves will be utilised. Reserve transfers for 2016/17 will be reported to Executive Board later in the year.

2.4 Corporate Contingency

This enables management of the financial impact of issues that were not reflected when the budget was set. It is allocated under the delegated authority of the SDF in consultation with the Deputy Leader using designated criteria. Services are required to accommodate unforeseen expenditure and/or income shortfalls from within their cash limited budgets, only seeking allocations where this is proven to be impossible. Contingency is £2.000m in 2016/17 and Table 3 shows the allocations approved by the SDF and Deputy Leader up to the date of despatch of this report which now require endorsement.

TABLE 3: CONTINGENCY ALLOCATIONS REQUIRING ENDORSEMENT	
Item	Amount £m
Backfill arrangements for Policy Officer	0.007
Portfolio Management Office	0.200
Voter Registration Campaign	0.006
Schools Out Holiday Sport and Leisure Programme	0.050
Ridge Play Centre Expansion and Multi use Games Area	0.100
Legal Advice re City Police Structure	0.007
Support for Social Cohesion Events	0.006
Disability Football	0.003
Refugee Support	0.012

Homecare	0.750
TOTAL	1.141

This leaves a remaining balance of £0.859m, although there are further pending applications which will be reported as part of the next monitoring report. Forecast outturn assumes full use of contingency.

2.5 Cost reductions and pressures

Cost Reductions

The 2016/17 budget includes new cost reductions of £20.826m and at this stage all are expected to be achieved against the original proposals.

Table 4a summarises achievement by portfolio in implementing these cost reductions.

TABLE 4a: NEW COST REDUCTIONS INCLUDED IN 2016/17 BUDGET			
PORTFOLIO	2016/17 Total £m	Position at 30.06.16 £m	Anticipated year end position
			£m
Adults and Health	(5.017)	(1.259)	(5.017)
Business, Growth and Transport	(1.515)	(0.342)	(1.515)
Community Services	(1.676)	(0.470)	(1.676)
Early Intervention and Early Years	(2.900)	(0.526)	(2.900)
Education, Employment & Skills	(0.854)	(0.146)	(0.854)
Energy and Sustainability	(0.552)	(0.352)	(0.552)
Leisure and Culture	(0.623)	(0.156)	(0.623)
Planning and Housing	(0.825)	(0.235)	(0.825)
Resources and Neighbourhood Regeneration	(6.864)	(2.630)	(6.864)
TOTAL	(20.826)	(6.114)	(20.826)

Pressures

£4.325m of pressures are included within the 2016/17 budget and are expected to be used by 31 March 2017. Table 4b provides details by portfolio.

TABLE 4b: NEW PRESSURES INCLUDED IN 2016/17 BUDGET			
PORTFOLIO	2016/17 Total £m	Position at 30.06.16 £m	Anticipated year end position
			£m
Adults and Health	1.531	0.383	1.531
Business, Growth and Transport	0.950	0.238	0.950
Early Intervention and Early Years	1.694	0.424	1.694
Resources and Neighbourhood Regeneration	0.150	0.038	0.150
TOTAL	4.325	1.081	4.325

2.6 Movement of Resources

Transfers of services between directorates and/or portfolios are reflected within the monitoring figures. Some transfers are before the change in Executive arrangements approved at Council in May so refer to previous portfolios that were in place until then. These movements of resources now require approval and are detailed in Appendix D.

2.7 HRA Budget

The HRA budget was approved by the City Council at the March 2016 meeting and budgeted for a working balance of £4.000m brought forward at 31 March 2016 and closing balance of £4.000m at 31 March 2017. The working balance acts as a contingency to cover unexpected significant expenditure or loss of income.

Retained Housing: Reduction of £77k

The forecast underspend is due to staff vacancy savings in the Regeneration team.

Table 5 shows the revised working balance at 31 March 2017.

TABLE 5: HOUSING REVENUE ACCOUNT WORKING BALANCE		
	£m	£m
Estimated balance at 31 March 2017		4.000
Add		
Retained Housing – vacancy savings	0.077	
		<u>0.077</u>
Revised working balance at 31 March 2017		4.077

2.8 Debtors Monitoring (Appendix C)

Housing Rents

The performance at the end of Q1 (97.41%) was slightly behind target (98.40%), but exceeds performance at the same point last year by 0.24%.

There are a number of factors affecting performance, including the continued roll out of Universal Credit (UC). A corporate programme of works continues, designed to ensure a corporate response to the challenges of UC and wider welfare reforms, with particular focus on pre-tenancy work, aimed at giving new tenants the best possible support to enable them to sustain their tenancy going forwards.

Council Tax

Collection rate is 0.25% above the profiled target of 25.90% for Q1, but marginally behind (0.15%) the same period in 2015/16. Collection amounted to £30.7m compared to collection of £29.2m for the same reporting period in 2015/16.

National Non- Domestic Rates (NDR)

The collection rate is 0.05% above the Q1 collection target of 29.20%. Collection amounted to £39.3m compared to collection of £40.1m for the same reporting period in 2015/16.

Sundry Income

The percentage of debts collected within 90 days in the 12 months to June 2016 was 82.40% which compares favourably to the corresponding figure for 2015/16 of 79.40%.

The debtor day indicator (which shows how quickly debts are recovered) is currently 30 days, exceeding the target of 32.30 days.

Management action continues to target the application of receipts and the 90 day collection percentage should maintain an improvement over future periods.

Adult Residential Services

The Q1 collection rate of 95.55% (on a 12 month rolling average) is only slightly lower than the 95.90% target and is 0.13% above the rate for the same period last year. Actual invoiced charges raised during Q1 amounted to £2.220m, with amount collected of £1.851m.

Estates Rents

Although the collection rate of 94.19% is below the set target of 97.50%, individual periods within the quarter have shown a sustained improvement. Management action is required to deliver an improved position across future periods.

2.9 Capital Programme Update

The outturn report stated an updated overall Capital Programme for 2016/17 of **£129.947m** for the General Fund and **£78.243m** for the HRA. Schemes have since been approved totalling **£11.302m**. Identified variances include net slippage of **£18.779m** and other variances totalling **£1.345m**.

Table 6 shows the revised programme for each portfolio. Taking into account the additions and other variances, the overall forecast for 2016/17 is **£134.471m** for the General Fund and **£64.896m** for the HRA. Actual spend for Q1 is **£36.933m** which is 18.5% of the forecast outturn.

TABLE 6: REVISED PROGRAMME AND ACTUAL SPEND FOR QUARTER 1						
Portfolio	Forecast Outturn £m	New Approvals £m	Slippage etc £m	Other £m	Revised Outturn Q1 £m	Actual Spend £m
Public Sector Housing	78.242	0.349	(12.993)	(0.702)	64.896	6.324
Local Transport Plan	26.452	1.875	(0.362)	(1.120)	26.845	3.905
Education/Schools	15.359	3.406	0.000	0.044	18.809	5.040
All Other Services	88.136	5.672	(5.424)	0.433	88.817	21.664
Total	208.189	11.302	(18.779)	(1.345)	199.367	36.933

New Approvals 2016/17

Scheme amendments and additions of **£11.302m** have been approved and included in the programme for 2016/17. In addition **£4.770m**, **£1.809m** and **£0.225m** additions have been included for 2017/18, 2018/19 and 2019/20 respectively.

Details of significant approvals are listed below:

£6.000m for Nottingham Go Ultra Low City Programme – grant funded to deliver a series of innovative projects submitted as part of the Go Ultra Low City bidding competition to Government which will help to achieve the City Council's aspirations for becoming a Low Emission City

£3.000m for Mellers Primary Early Design Work – Part of the Primary School Reorganisation programme, funded by Basic Needs Grant, to address the growing need for primary school places within the City.

£1.250m for Fernwood Primary Early Work - Part of the Primary School Reorganisation programme, funded by Basic Needs Grant, to address the growing need for primary school places within the City.

£2.500m for Broadmarsh Redevelopment – for detailed design work on the scheme to regenerate the Broadmarsh area.

£0.996m for Flexible Fitness Equipment - for the replacement and maintenance of gym equipment and the refurbishment of fitness provisions in order to maximise income streams.

A complete list of additions to the Capital Programme is attached at **Appendix E**.

The programme has also been amended to include the following:

Slippage

Overall net slippage to the programme is **£18.779** including the following schemes:

Public Sector Housing Programme - **£12.993m** net slippage identified in quarter 1 on a range of works to be carried out on Public Housing. This includes **£4.064m** slippage on solar panels as the scheme is on hold whilst a review of future work programmes is completed.

£3.800m of slippage has been identified on Woodthorpe/Winchester new build where refurbishment work has been delayed due to New Build scheme starting in April 2017.

Slippage on other services includes:

Royal Centre Transformation has slipped by a total **£1.593m**; programme has been adjusted to match latest schedule of works, overall total spend remains unchanged.

Highfields Park has slippage of **£0.812m**; the start on site for this project has been delayed pushing projected spend into 2017/18.

A complete list of Variances are shown in **Appendix F**

Public Sector Housing (HRA) Capital Programme

The Public Sector Housing Programme has been updated to reflect the **£13.695m** net slippage and other adjustments identified in Quarter 1 and total additions to the programme of **£0.349m**.

Table 7 sets out the updated programme and resources.

TABLE 7 : PUBLIC SECTOR HOUSING - CAPITAL PROGRAMME AND RESOURCES						
PORTFOLIO	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	Total £m
Total Public Sector Housing Programme	64.896	57.353	41.157	35.125	31.767	230.298
Resources Available						
Resources b/fwd	49.836	-	-	-	-	49.836
Prudential Borrowing	-	5.580	7.420	2.864	3.558	19.422
Grants & Contribution	3.995	0.653	1.307	0.815	-	6.770
Major Repairs Allowance	27.078	27.078	27.078	27.078	27.078	135.390
Internal Funds / Revenue	4.760	2.573	0.200	-	-	7.533
Capital Receipts secured	2.392	-	-	-	-	2.392
Subtotal Resources	88.061	35.884	36.005	30.757	30.636	221.343

Capital Receipts Unsecured	3.780	3.045	1.854	1.440	1.130	11.249
Total Resources	91.841	38.929	37.859	32.197	31.766	232.592
Future commitment to maintaining decency						2.294
Cumulative (Surplus)/Shortfall	(26.945)	(8.521)	(5.223)	(2.295)	(2.294)	0.000

General Fund Capital Programme

The General Fund capital programme has been updated for the total additions of **£10.953m** and net slippage and other adjustments identified in Quarter 1 of **£6.429m**. The resource projections have also been updated including those that are likely to be generated by capital receipts.

Table 8 shows the revised programme for each portfolio. Projects in development arising from the investment strategy, that have been approved pending business cases, are also included.

PORTFOLIO	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	Total £m
Local Transport Programme	26.845	25.815	6.858	0.225	0.000	59.743
Education / BSF	18.809	5.477	0.000	0.000	0.000	24.286
Other Services	88.817	28.084	23.775	10.750	8.304	159.730
Schemes in Development	108.435	103.387	26.020	0.000	0.000	237.842
Total Programme	242.906	162.763	56.653	10.975	8.304	481.601

The five year programme totals **£481.601m** which includes **£237.842m** of schemes in development approved pending business cases.

Table 9 shows the financing of the capital programme as at quarter 1. The programme predicts a small surplus of **£1.877m**; this represents 0.4% of the total programme and will be used as a contingency against the programme.

PORTFOLIO	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	2020/21 £m	Total £m
Resources						
Resources b/fwd	34.341	0.000	0.000	0.000	0.000	34.341
Prudential Borrowing	137.588	114.021	30.234	8.848	5.812	296.503
Grants & Contribution	53.298	43.219	21.026	2.530	1.200	121.273
Internal Funds / Revenue	7.054	1.368	3.005	0.000	0.000	11.427
Secured Capital Receipts	1.061	0.000	0.000	0.000	0.000	1.061
Subtotal Resources	233.342	158.608	54.265	11.378	7.012	464.605
Capital Receipts Unsecured	10.375	6.274	1.075	0.656	0.492	18.873
TOTAL RESOURCES	243.717	164.882	55.340	12.034	7.504	483.478
Cumulative (Surplus)/Shortfall	(0.811)	(2.930)	(1.617)	(2.676)	(1.877)	(1.877)

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 No other options were considered as the Council is required to ensure that, at a corporate level, expenditure and income are kept within approved budget levels and this report sets out how this is being managed.

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 Financial implications appear throughout the report.
- 4.2 The financial plans and budgets support delivery of the Council Plan. Monitoring the financial position in parallel with service plan activity helps to ensure the delivery of corporate priorities. The Council has developed a robust approach to providing value for money and efficiency savings to support the delivery of the Council Plan and the Medium Term Financial Strategy.

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND INCLUDING LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 Continuous review and management of the budget and associated performance issues mitigate the risk of not achieving corporate priorities.
- 5.2 The five year proposed programme is ambitious and will require the Council to use much of its available resources. Substantial investment of this nature will result in the Council being exposed to additional risks as follows: a significant increase in the authority's borrowing over the next five years;
- exposure to interest rate changes; a 0.5% increase in interest rates will increase the cost of borrowing by c£0.700m per annum;
 - major schemes have a long payback period which will require the use of reserves in the early years to fund short term deficits in business plans;
 - the cost of feasibility studies are all undertaken at risk;
 - schemes may not cover their costs or make the desired return.
- 5.3 In order to manage these risks the following key principles will be adopted in managing the programme:
- new projects (unable to cover their costs) added to the programme, will result in an existing project being removed or amended;
 - all projects must have a robust and viable full business case, which considers and includes whole life costing and revenue implications;
 - all schemes will be subject to robust and deliverable business plans and models which demonstrate the necessary return on investment required;
 - the decision to progress schemes will be dependent on securing the stated level of external funding or grant as appropriate;
 - new projects will be considered where the Council can make a return on investment;
 - where new sources of external funding/grants become available, the programme will be revisited;
 - all schemes will be subject to an independent internal 'Gateway review process'.
- 5.4 The City Council recognises the importance of individual and collective accountability and requires managers to formally acknowledge their responsibilities. Financial management is an integral aspect of effective leadership and good management,

relevant councillors and managers are required to participate fully in all aspects of capital investment plans.

- 5.5 Corporate Directors will be accountable for the success and deliverability of all capital projects within their remit; including:
- ownership of business cases and any subsequent changes to them;
 - ensuring that capital projects are delivered in line with agreed targets and resources;
 - the successful outcome and benefits realisation of capital projects.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

6.1 None

7 SOCIAL VALUE CONSIDERATIONS

7.1 None

8 REGARD TO THE NHS CONSTITUTION

8.1 None

9 EQUALITY IMPACT ASSESSMENT (EIA)

9.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:

The report does not contain proposals for new or changing policies, services or functions.

Yes

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

10.1 None

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

11.1 Medium Term Financial Plan 2016/17 - 2018/19 - Executive Board 23 February 2016

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

12.1 Jo Worster – Team Leader Strategic Finance
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BUDGET MONITORING 2016/17 - Year to Period 3 (JUNE) £'m

APPENDIX A

Portfolio	POSITION TO THE END OF P3 (JUNE)				YEAR END FORECAST POSITION					
	Updated Estimate	Profiled Estimate	Actual + Commitments	Variance	Estimated Outturn (BEST CASE)	Estimated Outturn (MEDIUM CASE)	Estimated Outturn (WORST CASE)	Variance (under)/over to BEST CASE	Variance (under)/over to MEDIUM CASE	Variance (under)/over to WORST CASE
Adults and Health	89.780	29.382	29.264	(0.118)	90.714	90.734	90.739	0.934	0.954	0.959
Business, Growth & Transport	8.400	(5.370)	6.430	11.799	7.870	8.087	9.109	(0.529)	(0.313)	0.709
Community Services	20.860	2.764	7.413	4.649	17.560	19.535	21.573	(3.300)	(1.326)	0.713
Early Intervention & Early Years	55.341	17.077	12.525	(4.552)	56.479	56.479	56.479	1.138	1.138	1.138
Education, Employment & Skills	4.031	4.129	(4.504)	(8.633)	5.707	6.112	6.112	1.676	2.081	2.081
Energy & Sustainability	6.378	2.126	5.348	3.223	6.378	6.378	6.378	0.000	0.000	0.000
Leisure & Culture	13.068	3.296	(1.262)	(4.559)	12.087	12.860	13.371	(0.981)	(0.208)	0.302
Planning & Housing	2.649	(1.187)	(1.578)	(0.391)	2.652	2.672	2.781	0.004	0.023	0.133
Resources & Neighbourhood										
Regeneration	20.217	5.942	13.976	8.034	20.192	20.392	20.416	(0.025)	0.175	0.199
Strategic Regeneration	(3.174)	(0.729)	0.182	0.911	(3.510)	(3.510)	(2.237)	(0.336)	(0.336)	0.937
Total Portfolios	217.549	57.430	67.793	10.363	216.129	219.737	224.720	(1.420)	2.188	7.171
Corporate Budgets	26.329	35.071	34.966	(0.104)	26.329	26.411	26.514	0.000	0.082	0.185
Total General Fund	243.878	92.500	102.759	10.259	242.457	246.148	251.234	(1.420)	2.270	7.356

Portfolio Variances +/- £50k (medium case)**Adults and Health Portfolio – overall variance £0.954m adverse****Adults £0.954m adverse**

The gross projected overspend is £3.609m and is made up of:

1. £0.470m non delivery of a 2015/16 strategic choice saving. This saving related to a capital investment into a new Learning Disability provision.
2. £2.217m of demographic growth.
3. £0.750m increase in payments to homecare providers to maintain suppliers.
4. £0.172m contractual increases for residential care providers in the county.

An element of this has been mitigated by:

1. Planned use of external funding (£1.9m).
2. Use of corporate contingency (£0.750m).

Management action / measures to contain:

1. Exhausting all possibilities of grant and partner contributions.
2. Ensuring care packages are appropriate.

Business, Growth and Transport Portfolio – overall variance £0.313m favourable**Neighbourhood Services £0.332m favourable; Highways & Energy Infrastructure £0.400m favourable**

Positive action on growing sales and controlling costs has led to this improving net budget position in traded areas.

Public Transport £0.384m adverse

Slippage from April 2016 to February 2017 in the delivery and operational use of 13 new electric buses, thereby delaying implementation of the new contract to achieve a reduction in costs.

Measures to mitigate this include reviewing opportunities for additional one-off income.

Community Services Portfolio – overall variance £1.326m favourable**Neighbourhood Services £1.489m favourable**

Positive action on growing sales and controlling costs has led to this improving net budget position in traded areas.

Community Cohesion £0.100m adverse

Unbudgeted grant reductions. The team is currently working through plans to eliminate budget pressures throughout 2016/17, and reviewing budgets for in year savings.

Uniformed Services £0.364m favourable

£0.200m from the insourcing of the Security Framework, and £0.163m from vacancies.

Parking; Permits; Bus Lane Enforcement £0.214m adverse

Penalty Charge Notice income – due to targeted enforcement, education and marketing the public are not parking illegally and are therefore using NCC Car Parks creating additional income within Commercial & Operations.

Community Protection are currently reviewing their budgets for in year savings.

Human Resources £0.300m adverse

Funding has yet to be confirmed for Apprentice and PATRA costs and will be incorporated into the 2017/18 budget process.

Early Intervention and Early Years Portfolio – overall variance £1.138m adverse

Children's £1.138m adverse

The gross projected overspend is £1.738m and is made up of:

1. £1.994m from the investment profile of the Newly Qualified Social Worker (NQSW) programme and the associated double running costs whilst the NQSW are undertaking their post qualification training.
2. £0.798m cost of children in care. This cost is predominantly due to complexity and not a material increase in numbers.

An element of this has been mitigated by:

1. Managing underspends in other areas of the service (£1.054m).
2. Use of reserves (£0.600m)

Management action / measures to contain:

1. Exhausting all possibilities of grant and partner contributions.
2. Ensuring care packages are appropriate.
3. Consistently reviewing spend in other areas of the service.

Education, Employment & Skills Portfolio – overall variance £2.081m adverse

Education £2.081m adverse

The material issues contributing to this projected overspend are:

1. An increase in demand for Schools Education Transport of £1.190m, this area overspent by £0.705m in 2015/16.
2. Education Service Grant (ESG) reductions of £0.814m.

Management Action / measures to contain

The contribution from partners has been maximised for this service and demand is a statutory obligation. This pressure is being incorporated in to the 2017/18 budget process.

Management of ESG in year is still being developed and in year one off underspends being identified to mitigate where possible.

Leisure and Culture Portfolio – overall variance £0.208m favourable

Markets £0.291m adverse

Additional service charge at Victoria Centre Indoor Market.

Royal Centre £0.400m favourable

Stronger than budgeted ticket sales for the Royal Concert Hall and Theatre Royal.

Resources and Neighbourhood Regeneration Portfolio – overall variance £0.175m adverse

Civic and Coronial Services £0.200m adverse

Increased case numbers in the Coroner's service are contributing to this projected overspend. Work is taking place with the service to try and mitigate the cost where possible, and this will be incorporated into the 2017/18 budget process.

Strategic Regeneration Portfolio – overall variance £0.336m favourable

Neighbourhood Services £0.800m favourable

Positive action on growing sales and controlling costs has led to this improving net budget position in traded areas.

Property £0.464m adverse

Although the Strategic Asset Management Big Ticket savings are on track a number of other pressures within the service have emerged. Mitigating action is being undertaken to review other contributions to support these issues.

Debtors - Performance Review – Q1 2016/17		Q1 June
BVPI 66a - Housing Rent Collection (%) <i>(cumulative - current tenants only)</i>		
	<i>(arrears + debit)</i> Actual	97.41
	Target	98.40
	Last Year Actual 2015/16	97.17
BVPI 9 - Council Tax Collection (%)		
	<i>(in year cumulative)</i> Actual	26.15
	Target	25.90
	Last Year Actual 2015/16	26.30
BVPI 10 - NNDR Collection (%)		
	<i>(in year cumulative)</i> Actual	29.25
	Target	29.20
	Last Year Actual 2015/16	31.28
Sundry Income Collection (%)		
	<i>(12 month rolling average)</i> Actual	82.40
	Target	99.00
	Last Year Actual 2015/16	79.40
Sundry Income Debtor Days -General		
	Actual	30.00
	<i>(12 month rolling average)</i> Target	32.30
	Last Year Actual 2015/16	31.00
Estates Rents Collection (%)		
	Actual	94.19
	<i>(12 month rolling average)</i> Target	97.50
	Last Year Actual 2015/16	96.80
Adult Residential Services Collection (%)		
	Actual	95.55
	<i>(12 month rolling average)</i> Target	95.90
	Last Year Actual 2015/16	95.42

VIREMENT 2016/17 REQUIRING EXECUTIVE BOARD APPROVAL

APPENDIX D

Details	Net Amount £m	Department		Portfolio	
		From	To	From	To
Operational virements prior to changes in Portfolio arrangements					
Realignment of previous MTFP decision	0.450	Corporate Items	CA	RNR	ADH
	0.022	within S&C		CYS	ADH
After Care Advisor	0.039	S&C	CA	ADH	ELY
Savings realignment	0.020	CA	S&C	ELY	ADH
	0.012	within CA		ELY	ADH
	0.474	within S&C		ESU	CYS
	0.055			LCT	CYS
	0.037	within S&C		SRD	CYS
	0.040	within D&G		JGT	RNR
	0.040			PLNH	RNR
	0.077	within S&C		ADH	ELY
realignment within Quality & Commissioning and Commissioning & Procurement	0.873	within S&C		PLNH	ADH
Adult & Assessment realignment	0.026	within CA		ADH	ELY
Adult Social Care realignment	0.011	within CA		ELY	ADH
Meals at Home realignment	0.001	CA	C&O	JGT	ADH
	0.043	within C&O		JGT	CYS
Business Support realignment	0.089	R	OT	RNR	CYS
Commercial & Operations restructure	0.009	within C&O		CYS	JGT
	0.036			CYS	LCT
Trading Operations realignment	0.039	within C&O		CYS	JGT
Neighbourhood Management	0.970	within C&O		CYS	RNR

Details	Net Amount £m	Department		Portfolio	
		From	To	From	To
Cashiers realignment	0.038	CA	R	ELY	RNR
Commercial Development restructure	0.047	within C&O		JGT	ESU
Commercial Services directorate	0.095	C&O	CX	LCT	RNR
Reduced capital charges (including depreciation) & interest payments realigned to repairs and management (DHP, tipping charges & fees)	1.636	within HRA		within PLNH	
Transfer of Services resulting from changes in Portfolio arrangements					
Strategy & Policy / Commissioning & Procurement	0.621	within S&C		ADH	ELY
Youth Grants	0.785	within S&C		ADH	SRN
NET Project	0.022	within D&G		PLNH	BGT
Economic Development (Partner / Policy)	3.284	within D&G		BGT	EES
	8.253				

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Key	Department
CA	Children & Adults
C&O	Commercial & Operations
CX	Chief Executive
D&G	Development & Growth
EI	Early Intervention
OT	Organisational Transformation
R	Resources
S&C	Strategy & Commissioning
HRA	Housing Revenue Account

Key	Portfolio
ADH	Adults and Health
BGT	Business, Growth & Transport
CYS	Community Services
EES	Education, Employment & Skills
ELY	Early Intervention & Early Years
ESU	Energy & Sustainability
JGT	Jobs, Growth & Transport
LCT	Leisure & Culture
PLNH	Planning & Housing
RNR	Resources & Neighbourhood Regeneration
SCH	Schools
SRD	Strategic Regeneration, Development & Community Sector
SRN	Strategic Regeneration

APPENDIX E: ADDITIONS AT QUARTER 1

Scheme	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	Total £m
Public Sector Housing					
Oakford Close-Highway Works	0.025	0.000	0.000	0.000	0.025
Chalfont Drive - Land Acquisitions	0.324	0.381	0.000	0.000	0.705
Local Transport Plan etc					
Nottingham Go Ultra Low City Prog	1.875	2.325	1.575	0.225	6.000
Education					
Condition Grant Block Fund 16/17	(1.544)	0.000	0.000	0.000	(1.544)
Robert Shaw Heating	0.200	0.000	0.000	0.000	0.200
Robin Hood Primary - Roof	0.202	0.000	0.000	0.000	0.202
Berridge Junior - Roof	0.370	0.000	0.000	0.000	0.370
Seely Primary - Roof	0.150	0.000	0.000	0.000	0.150
Dovecote Primary Heating - Phase 3	0.165	0.000	0.000	0.000	0.165
Scotholme Primary - Asbestos	0.150	0.000	0.000	0.000	0.150
Claremont Primary - Heating	0.100	0.000	0.000	0.000	0.100
Condition - Contingency Fund	0.207	0.000	0.000	0.000	0.207
Mellers Primary - Early Design	2.500	0.500	0.000	0.000	3.000
Mellers Primary - Mobile Classrooms	(0.150)	0.000	0.000	0.000	(0.150)
Mellers Primary - Early Design	0.150	0.000	0.000	0.000	0.150
Access Improvements - Minor Schemes	0.200	0.000	0.000	0.000	0.200
Middleton Primary - Early Design etc	0.100	0.000	0.000	0.000	0.100
Glade Hill Primary - Reconfiguration	0.105	0.000	0.000	0.000	0.105
Greenfields Primary - Roof	(0.045)	0.000	0.000	0.000	(0.045)
Whitegate Primary - Expansion	0.045	0.000	0.000	0.000	0.045
Fernwood Infants & Juniors - Early Work	0.500	0.750	0.000	0.000	1.250
Fernwood Nursery - External Works	0.131	0.000	0.000	0.000	0.131
Berridge Infant Reorganisation	(0.009)	0.000	0.000	0.000	(0.009)
Robert Shaw Primary - Reorganisation	(0.025)	0.000	0.000	0.000	(0.025)
Southwold Primary Reorganisation	(0.035)	0.000	0.000	0.000	(0.035)
Fernwood Infants - Fire Alarm	(0.008)	0.000	0.000	0.000	(0.008)
Burford Primary - Water Heaters	(0.010)	0.000	0.000	0.000	(0.010)
Glenbrook Primary - add Spaces	(0.023)	0.000	0.000	0.000	(0.023)
Claremont Primary - School Playground	(0.020)	0.000	0.000	0.000	(0.020)
Adults and Health					
NCH Fees - Care Estate Inv Plan	0.040	0.000	0.000	0.000	0.040
Modifications to Children's Home	0.070	0.000	0.000	0.000	0.070
The ridge Adventure Playground	0.300	0.000	0.000	0.000	0.300
Jobs, Growth and Transport					
HS2 Toton Station assessment	0.052	0.000	0.000	0.000	0.052
Leisure and Culture					
Hoewood Road Imps	0.100	0.000	0.000	0.000	0.100
Hucknall Rd Gateway Imps	0.050	0.000	0.000	0.000	0.050

APPENDIX E: ADDITIONS AT QUARTER 1

Scheme	2016/17 £m	2017/18 £m	2018/19 £m	2019/20 £m	Total £m
Bulwell Hall Masterplan	0.100	0.000	0.000	0.000	0.100
Barker Gate Pocket Park	0.012	0.000	0.000	0.000	0.012
Frinton Road Pocket Park	0.015	0.000	0.000	0.000	0.015
Priory Park	0.040	0.000	0.000	0.000	0.040
Nottingham Contemporary - Catering	0.061	0.000	0.000	0.000	0.061
Flexible Fitness Equipment	0.448	0.314	0.234	0.000	0.996
Planning and Housing					
Citywide Licensing of Private Rented Homes	0.128	0.000	0.000	0.000	0.128
Recycling Repaid Hsg Renewal & Repair Grants	0.300	0.000	0.000	0.000	0.300
Resources & Neighbourhood Regeneration					
Income Management Enterprise Licence	0.270	0.000	0.000	0.000	0.270
IT Infrastructure Database Upgrade	0.129	0.000	0.000	0.000	0.129
Clifton Town Centre	0.500	0.000	0.000	0.000	0.500
149-169 Lower Parliament St	0.140	0.000	0.000	0.000	0.140
Strategic Regeneration & Development					
Nottingham Science Park - Phase 2	0.150	0.000	0.000	0.000	0.150
Broadmarsh	2.000	0.500	0.000	0.000	2.500
Demolition of Springwood Day Centre	0.377	0.000	0.000	0.000	0.377
Demolition of Beechdale Baths	0.390	0.000	0.000	0.000	0.390
TOTAL ADDITIONS	11.302	4.770	1.809	0.225	18.106

APPENDIX F: CAPITAL PROGRAMME VARIANCES Q1

Scheme	Slippage £m	Acceleration £m	Savings £m	Other £m
Public Sector Housing				
High Rise Sprinkler Systems - Installation works delayed at Woodthorpe & Winchester Court Woodthorpe and Winchester CHP -	(0.108)			
Refurbishment work delayed due to New Build scheme starting in April 2017	(2.886)			
Victoria Centre - Major roof repairs - Slippage for proposed works to be delivered in 17-18	(0.150)			
New Build - Phase 2 (includes Flats) - Scheme re-phased based on latest projected completion date.	(0.279)			
Aspley JSC / Stepney Court - New Build - Scheme re-phased based on latest projected completion date.	(1.500)			
Morley Court - New Build - Scheme re-phased based on latest projected completion date.	(0.500)			
Woodthorpe ./ Winchester - New Build - New Build scheme due to start in April 2017	(3.800)			
Installation of Solar Panels - Scheme on hold whilst review of future work programmes is completed	(4.064)			
City Wide CCTV / Door Entry Imps - Scheme accelerated to enable additional installations to be completed in year		0.169		
Independent Living - Re-designation -Scheme accelerated to enable additional works to be completed in year		0.487		
Unallocated - New Build - Scheme accelerated to cover preliminary New Build costs		0.011		
Management Fee 16/17 - Saving due to re-forecasted 5 year capital programme			(0.373)	
Reductions to D&R Prog for approvals - Transfer to individual approved schemes within the D&R programme				(0.702)
Total - Public Sector Housing	(13.287)	0.667	(0.373)	(0.702)
Local Transport Programme				
Better Bus Areas 2 – slippage in line with latest programme of works, overall cost unchanged	(0.362)			
Transfer to Area Capital Fund - Transfer to Other Services				(1.250)
Pot Holes 16/17 - Funding Announced				0.117
Maintenance Incentive Fund - Funding Announced				0.013
Total - Local Transport Plan	(0.362)	0.000	0.000	(1.120)
Education / Schools				
Access Imps - Correction - matched by Dedicated Schools Grant				0.044
Total - Education / Schools	0.000	0.000	0.000	0.044
Other Services				
Adults and Health				
Block Fund - Adult Social Care (DoH Grant) 14/15	(0.600)			

APPENDIX F: CAPITAL PROGRAMME VARIANCES Q1

Scheme	Slippage £m	Acceleration £m	Savings £m	Other £m
- Martin Jackaman - Branding / Roof / Signage	(0.021)			
- The Oaks - Refurbishment / Branding / Signing	(0.040)			
- Martin Jackaman - Pool	(0.014)			
- Long Meadow - Externals / Internals / Branding	(0.050)			
- Cherry Trees - Branding / Additional Beds / Signage	(0.050)			
- Summerwood - Minor Work / Branding	(0.040)			
- Albany - Branding	(0.010)			
- Estate Improvements - Interior Design	(0.010)			
- Laura Chambers - Entrance / Branding / Beds	(0.060)			
- Oakdene Closure and Security	(0.010)			
- Willow Close - Closure and Security	(0.010)			
- Willows - Develop / Mothball / Dispose Long Meadow	(0.200)		(0.040)	
Leisure and Culture				
Highfields Park - the start on site for this project has been delayed pushing projected spend into 2017/18	(0.812)			
Royal Centre Transformation - programme has been adjusted to match latest schedule of works, overall total spend remains unchanged.	(1.593)			
Libraries Wi-Fi - Charged to revenue			(0.097)	
Strategic Regeneration & Development				
Stronger Safer Communities Fund	(0.059)			
Cavendish Court - Housing Enforcement	(0.255)			
Southglade Foodpark - Phase 2 - Land element previously included in cost			(0.250)	
Property Acq - Flying Horse Arcade - residual balance not needed			(0.003)	
Property Acq - Clumber Street - residual balance not needed			(0.007)	
Re-investment of Capital Receipts - Additional receipts identified				0.433
Energy & Sustainability				
Ken Martin Solar Panels - Charged to ECF in previous year			(0.242)	
Harvey Hadden Solar Panels - Charged to ECF in previous year			(0.168)	

APPENDIX F: CAPITAL PROGRAMME VARIANCES Q1

Scheme	Slippage £m	Acceleration £m	Savings £m	Other £m
Resources & Neighbourhood Regeneration				
IT - Microsoft Upgrade - scheme complete 15/16			(0.378)	
IT - Core Infrastructure Refresh - scheme complete 15/16			(0.095)	
IT - Additional Microsoft Licences - scheme complete 15/16			(0.310)	
Total - Other Services	(3.834)	0.000	(1.590)	0.433
Total Variance	(17.483)	0.667	(1.963)	(1.345)

Subject:	Woodthorpe and Winchester Extra Care		
Corporate Director(s)/ Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth		
Portfolio Holder(s):	Councillor Jane Urquhart, Portfolio Holder for Planning and Housing Councillor Alan Clark, Portfolio Holder for Energy and Sustainability Councillor Alex Norris, Portfolio for Adults and Health		
Report author and contact details:	Mark Lowe, Head of Regeneration and Housing Delivery 0115 8763532 Mark.lowe@nottinghamcity.gov.uk		
Key Decision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subject to call-in	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input checked="" type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: Detailed in exempt Appendix 2			
Wards affected: Sherwood	Date of consultation with Portfolio Holder(s): Councillor Alan Clark, Councillor Alex Ball and Councillor Jane Urquhart 28 April 2016, and Councillor Alex Norris 22 July 2016		
Relevant Council Plan Key Theme:			
Strategic Regeneration and Development			<input checked="" type="checkbox"/>
Schools			<input type="checkbox"/>
Planning and Housing			<input checked="" type="checkbox"/>
Community Services			<input type="checkbox"/>
Energy, Sustainability and Customer			<input type="checkbox"/>
Jobs, Growth and Transport			<input type="checkbox"/>
Adults, Health and Community Sector			<input checked="" type="checkbox"/>
Children, Early Intervention and Early Years			<input type="checkbox"/>
Leisure and Culture			<input type="checkbox"/>
Resources and Neighbourhood Regeneration			<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
<p>This report proposes the conversion of Woodthorpe and Winchester Courts, an 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 fully-accessible flats and a much improved community facility that will serve all the 220 households.</p> <p>Adult Services fully support the development of flexible Extra Care accommodation, which will serve the north of the city, allowing people to stay independently in their homes for longer and provide cost effective alternatives to residential care provision. It will support the increasing demand for social care services.</p> <p>The delivery of energy efficiency works to Woodthorpe and Winchester Courts was approved in principle under the Domestic Energy Efficiency Programme Executive Board report in July 2013.</p> <p>Delivery of the scheme will be procured through the SCAPE National Major Works framework, for projects over £2m. SCAPE is a public sector organisation owned by 6 local authorities, including Nottingham City Council. Using the SCAPE framework allows the project to be delivered by the principal contractor providing efficiencies across both the energy efficiency and new build elements.</p> <p>The project is planned to commence on site early in 2017 and be completed within 24 months.</p>			

Exempt information:

Appendix 2 is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose the information because it could prejudice contract negotiations.

Recommendation(s):

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

1 REASONS FOR RECOMMENDATIONS

- 1.1 Extra Care provision already exists in the south, east and west of the City, but not in the north. The Extra Care scheme previously proposed by ASRA in the north of the City was deemed unviable and the Hazel Hill site is now considered more suitable for the development of bungalows. The most suitable and available location for an Extra Care development is the Woodthorpe and Winchester site.
- 1.2 Adult Services and NCH are committed to delivering an extra care scheme in the north of the city; creating a large scheme of nearly 220 households brings economies of scale and improved financial viability for care providers. 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.
- 1.3 The creation of an extra care scheme, with fully accessible accommodation, communal facilities and energy efficiency works to the existing two towers will improve the future sustainability of Woodthorpe and Winchester for existing and future residents.
- 1.4 The availability of Right-to-Buy retained '1-4-1' receipts, Adult Social Care capital funding and identified Grand Design HRA capital makes the project viable and makes effective use of additional capital resources available.
- 1.5 The proposed procurement route is OJEU compliant and reduces the timescales to market. The Right to Buy retained '1-4-1' receipts have to be spent within 3 years of receipt or be paid back to the Treasury plus interest in default. This new build scheme and the proposed SCAPE procurement route will utilise £1.500m of '1-4-1' receipts to build good quality homes for vulnerable Nottingham citizens.
- 1.6 This 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.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

The New Build Development

- 2.1 The plans provide for up to 40 new high specification, accessible flats together with extensive communal facilities including assisted bathing suites, scooter stores and care provider offices.
- 2.2 Planning colleagues have been consulted on the outline designs. The principle of a new three storey block between the existing towers has been agreed, subject to the links between blocks being carefully considered to ensure that a visual barrier to the park is not created.
- 2.3 Woodthorpe and Winchester residents currently use the 'Winwood Centre' as their communal space. However, this is a small temporary building which is no longer fit for purpose. Within the 'Grander Design' project to improve Independent Living schemes a capital budget of £0.500m has been earmarked to develop a new Winwood Centre in the new build development.
- 2.4 Right-to-Buy retained '1-4-1' receipts of approximately £1.500m (based on 30% of estimated build costs of the flats) are currently available to support new social housing and the new build development of this proposal will qualify for this funding.
- 2.5 Adult Social Care Capital Grant funding of £0.600m is available to support the development of an Extra Care scheme in this location.
- 2.6 The development of this new facility will be combined with the planned energy efficiency works to existing blocks, creating a sustainable and energy efficient scheme, aiming to provide a home for life, for 220 older households in the north of Nottingham.
- 2.7 It is proposed that a contractor is appointed through the SCAPE framework on a design and build contract that includes robust performance criteria and a fixed maximum price.
- 2.8 A design panel will be established for the contractor design period, enabling relevant Nottingham City Council and Nottingham City Homes' officers and elected members to input to the final design. A representative from the planning team will be invited to sit on this group.
- 2.9 An initial consultation event has been held with residents. Regular consultation events will continue throughout the design and build period in line with Nottingham City Homes' communication strategy.

Extra Care

- 2.10 Between 2008 and 2033 there is expected to be a 60% increase in households headed by someone over 65 and a 100% increase in households headed by someone over 85. By 2050 it is projected that there will be more than a 150% rise in the population aged over 60.
- 2.11 Nottingham needs a range of housing offers to provide for this demand. The range of accommodation includes accommodation for people with lower support needs such as independent living schemes through to Extra Care schemes that can be flexible and offer tailored care and support as residents need change, through to residential homes where high care and support is

provided. Utilising extra care accommodation can help the Council and the NHS keep residents independent in their own homes for longer, reducing dependency on residential care and hospitals.

- 2.12 A Strategic need for Extra Care provision in the north of the city had been previously identified and originally planned for the now abandoned Hazel Hill development. Extra Care accommodation already exists in the south of the city with Larkhill Retirement Village, the east with Albany House and the west of the city with Seagrave Court and Woodvale. The proposed new build and development of Winchester and Woodthorpe as Extra Care would provide up to 220 units in the north east of the city.
- 2.13 Demand for flats in Woodthorpe and Winchester Courts is generally good and is expected to rise following the refurbishment and energy efficiency works. The addition of new extra care flats, excellent communal facilities and the availability of on-site care and support will create a more sustainable Woodthorpe and Winchester with existing and new residents supported to stay independent for longer in their own homes.
- 2.14 Adult Services and Nottingham City Homes have established a clear commitment to work together in partnership to deliver an extra care scheme at Woodthorpe and Winchester. The £0.600m Adult Social Care capital contribution toward the new-build properties will secure a nominations agreement giving Adult Social Care nomination rights to the new extra care flats and potentially a proportion of the flats in the two tower blocks. A local allocations policy will also be considered to give existing Woodthorpe and Winchester Court residents, who have been assessed as requiring increased support, care or mobility needs, the first choice to move into an extra care unit should one be available.
- 2.15 Adult Services will commission a care provider prior to completion of the project to deliver the Extra Care provision required. Funding arrangements will be in line with the other Extra Care funded services in the city.
- 2.16 There are two elements to the proposed contracting arrangements for the Woodthorpe and Winchester extra care scheme:
- a) Extra care provision – this is the homecare element of the service, which will be delivered on an hourly basis with the Council only incurring the costs as providing homecare support if the citizen was at home.
 - b) Night care provision. This element of the service is likely to require a block contract (similar extra care models cost the Authority £0.037m p.a). This may result in an initial cost as the citizens move into the extra care facility. Based on current models of extra care in the city once a scheme has approximately 6 citizens requiring night care then the provision of this care becomes cost effective as the only other alternative for these citizens is residential care.
- 2.17 At the current hourly rate a Citizen would need a care package with approximately 30 hours of care in the day and 3.5 hours at night before the weekly cost of the care package became comparable to the rate for residential care. At Lark Hill, the City's largest extra care scheme, the majority of care packages are between 5 and 15 hours making extra care provision a cost effective alternative to residential care.

2.18 There are also future opportunities to include respite provision within the development which would further add to the cost effectiveness of this development and has the potential to increase savings to the Council by reducing the need for respite residential care.

Energy Efficiency of the Existing Blocks

2.19 In the 2013 - 2018 Asset Management Strategy, the Council and NCH have a commitment to insulate solid wall properties by 2018. In addition, tenants have identified “warmth” as one of their priorities and the strategy seeks to address poor performing electric heating in tower blocks. The NCH Corporate Plan includes a KPI to achieve an average EPC rating of ‘C’ across all Council stock by 2018. The Council has a manifesto commitment to reduce domestic energy consumption by 10% and the Council’s Carbon Management Plan has a commitment to reduce the authority’s CO₂ emissions by 31% by 2020.

2.20 The Domestic Energy Efficiency programme was approved in July 2013 by the Executive Board. This included the delivery of energy works to high rise blocks at Woodthorpe, Winchester, Bentinck, Manvers, Kingston and Colwick Woods Courts.

2.21 The recent refurbishment of Bentinck, Manvers and Kingston Courts has seen a significant improvement in comfort conditions for residents, delivering up to 70% reduction in energy bills and a CO₂ emission saving of 30,000 tonnes. The Council has three remaining tower blocks with solid walls and electric heating. Woodthorpe and Winchester Courts have been prioritised over Colwick Woods Court because, as Independent Living schemes, the residents in these blocks are potentially at higher risk of the health impacts resulting from fuel poverty.

2.22 The two blocks, containing 180 flats, have concrete walls which are considered ‘hard to treat’ and are heated by inefficient electric storage heaters. This project will include insulation (cladding), replacement of doors, windows as well as re-roofing including the installation of PV cells. These works maybe eligible for Energy Company Obligation (ECO) funding, Renewal Heating Incentive (RHI) and Feed in Tariff (FIT). However funding in these areas has been reducing and cannot be guaranteed so have not been included within overall costs. Level access thresholds will be provided to the flats to improve access for mobility-restricted residents. Decent Homes work has already been completed in these properties, which leaves new internal heating systems to be installed. A feasibility study has been carried out into several heating options and from these two options are proposed for further consideration:

- Replace the existing storage heaters with much more efficient storage heaters, combined with tariff switching and battery storage with PV solar electricity generation.
- Install a communal ground source heat pump.

2.23 These options will reduce carbon emissions by between 40% and 80% and over 20 years will save residents more than £1m in fuel bills. Residents will be extensively consulted on the heating options. The preferred heating option will also be installed in the new build.

2.24 In light of lessons learnt from the recent energy efficiency works undertaken at Bentinck, Manvers and Kingston courts a resident respite and information centre will be provided on the site. This will have examples of materials and

systems being used in the retrofit to ensure residents understand what will be installed in their flats. As least two dedicated project liaison officers will work with a project specific tenant and resident group represented by 5 residents from each tower to create a better working relationship with residents through feedback, information sharing and tackling any developing issues.

- 2.25 There are a small number of leaseholders in Woodthorpe and Winchester who have purchased the lease for their property through Right to Buy. These residents will be formally consulted on the proposed works and improvements to their properties in accordance with Section 151 of the Commonhold and Leasehold Reform Act 2002.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Do nothing. Commitments have been made to residents in the existing blocks that their homes will be improved in line with the Asset Management Strategy. The homes are some of the poorest performing in relation to energy efficiency and are therefore a priority for improvement. The site would not be capable of being Extra Care without the new accessible homes and expanded communal facilities. No Extra Care provision in the north of the City could potentially mean increased reliance on care home provision for residents in the area with the associated costs that this incurs. No new homes would be built and Right to Buy retained '1-4-1' receipts would not be utilised resulting in pay-back to the Treasury.
- 3.2 Only deliver the energy efficiency works to the tower blocks and an improved Winwood Centre. This would provide much needed improvements to the tower blocks and associated fuel savings for the residents but would not provide an extra care scheme in the north of the city and could result in the potential loss of Right to Buy retained '1-4-1' receipts (as indicated in 3.1 above)
- 3.3 Tendering the scheme under OJEU increases the timescales and the risk in relation to accessing the Right to Buy retained '1-4-1' receipts.
- 3.4 The two proposed options for replacement heating are deemed the best options from a range considered. This is on the basis that innovative and significantly more efficient solutions now exist and electricity generation is being decarbonised. Other options considered include communal biomass and gas, but these have been ruled out in part due to the requirements for high temperature water to be circulated. This has proved unpopular with residents at Bentinck, Manvers and Kingston Courts and there have been heat losses in the communal pipework.

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 See exempt Appendix 2.

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND INCLUDING LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

- 5.1 The proposals in the report need to take into account of the fact that, it is understood, a number of flats in the existing facilities have already been sold

off under Right to Buy provisions. In these circumstances consideration needs to be given as to whether any of the proposed works will give rise to additional service charge costs which will need to be discussed with the leaseholders. If there is no intention to pass any of these charges on then the position may be easier to progress.

- 5.2 Legal Services will advise the Energy Services Team on appropriate terms and conditions of contract with Wilmot Dixon, ensuring that treatment of grant/income from heating and energy efficiency measures is included in the contract. This advice will protect the Council's interests and minimise risk.
- 5.3 The procurement of a contractor under the SCAPE framework is a compliant route to procurement and must comply with all applicable EU regulations, the project will engage with and be supported by the NCH Procurement Team.
- 5.4 In terms of the new build element, steps should be taken to check whether there are any easements, restrictions or other legal matters affecting the site which could inhibit the development.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

- 6.1 It is understood that the works are entirely on Housing Revenue Account land and a number of the affected properties have been sold under the right to buy legislation. All necessary due diligence should be undertaken at an early stage to ensure that there are no legal or physical restrictions that would impact on the proposed developed

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 Converting the site to Extra Care will allow residents to stay in their homes for longer, or move to the new accessible flats as their support and care needs increase. This will reduce the dependency on care home beds and the associated cost for citizens and the Council.
- 7.2 The new communal facilities will enable better community interaction and reduce social isolation for residents living on site. These facilities will encourage communal activities and attract external organisations to the scheme.
- 7.3 Residents living in Woodthorpe and Winchester are older people and are more vulnerable to the risk of health impacts arising from fuel poverty. The proposed energy efficiency measures will dramatically improve the comfort of the existing homes and reduce heating bills.
- 7.4 The improvement to the appearance of the existing blocks, tied into an excellent standard of design for the new build, will enhance the amenity for local citizens and users of Woodthorpe Park. Environmental features will be incorporated within the design.
- 7.5 Jobs and training opportunities will be created for Nottingham residents through the delivery of this project as Wilmott Dixon will be required to provide traineeships and local employment opportunities.

8 REGARD TO THE NHS CONSTITUTION

8.1 Not applicable

9 EQUALITY IMPACT ASSESSMENT (EIA)

9.1 Has the equality impact of the proposals in this report been assessed?

No

Yes

Attached as Appendix 1, and due regard will be given to any implications identified in it.

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

10.1 None

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

11.1 None

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

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Name and brief description of proposal / policy / service being assessed				
Woodthorpe and Winchester Court site: Development of new build flats and communal facilities, conversion to an Extra Care scheme and upgrading existing blocks under the Domestic Energy Efficiency Programme - a programme to develop up to 40 new build flats, with enhanced communal facilities, to convert the whole scheme to Extra Care and deliver domestic energy efficiency works to two existing tower blocks of Woodthorpe and Winchester Courts.				
Information used to analyse the effects on equality				
Discussions with the NCH Equality and Diversity Team, tenant and leasehold data				
	Could particularly benefit (X)	May adversely impact (X)	How different groups could be affected: Summary of impacts	Details of actions to reduce negative or increase positive impact (or why action not possible)
People from different ethnic groups	<input type="checkbox"/>	<input type="checkbox"/>	This programme includes the high specification development of 40 new build, accessible flats for older and vulnerable tenants with support and/ or care needs. 24/7 care provision will be on site for those that require it, commissioned by Adult Social Care.	We will continually assess the impact of the measures to citizens that are directly affected, including indicators such as fuel poverty, energy bill reduction analysis, health benefits etc.
Men, women (including maternity/pregnancy impact), transgender people	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Disabled people or carers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
People from different faith groups	<input type="checkbox"/>	<input type="checkbox"/>	New, enhanced communal facilities will be built for use by all 220 households on site, promoting community cohesion and combatting social isolation.	
Lesbian, gay or bisexual people	<input type="checkbox"/>	<input type="checkbox"/>	This scheme will also improve the energy efficiency of existing homes through measures such as insulation and new windows. These improvements will reduce energy bills and positively impact on fuel poverty and the adverse health outcomes it causes.	
Older or younger people	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Other (e.g. marriage/civil partnership, looked after children, cohesion/good relations, vulnerable children/adults)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Outcome(s) of equality impact assessment:				
No major change needed <input checked="" type="checkbox"/> Adjust the policy/proposal <input type="checkbox"/> Adverse impact but continue <input type="checkbox"/> Stop and remove the policy/proposal <input type="checkbox"/>				
Arrangements for future monitoring of equality impact of this proposal / policy / service:				
Assessment to be reviewed at time of regular scheduled audits of the systems				
Approved by (manager signature): Mark Lowe Head of Regeneration and Housing Delivery			Date sent to equality team for publishing: August 2016	

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Agenda Item 7

EXECUTIVE BOARD – 20 SEPTEMBER 2016

Subject:	Sale of the former Neville Sadler Court, Fletcher Road, Beeston, Nottingham NG9 2GT		
Corporate Director(s)/ Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth Kevin Shutter, Director of Strategic Assets and Property		
Portfolio Holder(s):	Jon Collins, Leader/Portfolio Holder for Strategic Regeneration		
Report author and contact details:	Jeremy Bryce, Disposals Surveyor, Strategic Property – Development, Property Plus, 0115 876 3082 jeremy.bryce@nottinghamcity.gov.uk		
Key Decision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subject to call-in	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: See exempt appendix			
Wards affected: Outside of city	Date of consultation with Portfolio Holder(s): 31 August 2016		
Relevant Council Plan Key Theme:			
Strategic Regeneration and Development			<input checked="" type="checkbox"/>
Schools			<input type="checkbox"/>
Planning and Housing			<input type="checkbox"/>
Community Services			<input type="checkbox"/>
Energy, Sustainability and Customer			<input type="checkbox"/>
Jobs, Growth and Transport			<input checked="" type="checkbox"/>
Adults, Health and Community Sector			<input type="checkbox"/>
Children, Early Intervention and Early Years			<input type="checkbox"/>
Leisure and Culture			<input type="checkbox"/>
Resources and Neighbourhood Regeneration			<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
<p>Neville Sadler Court was acquired by the NET Project Board from the operator, Housing & Care 21, in June 2014 after the site was temporarily occupied by Taylor Woodrow Alstom (TWA) in October 2012 under provisions set out in the 2009 NET Transport and Works Act Order, in order to facilitate construction of part of the NET Phase Two (NET2) tramway.</p> <p>The land was formally exited by TWA in June 2016 leaving the way open for sale negotiations to be finalised by NET2's consultant commercial surveyor's Bruton Knowles. The results of their marketing and the offers received are detailed in the exempt appendix.</p>			
Exempt information:			
<p>An appendix to the report is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial affairs of particular persons (including the authority holding the information) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose this information because it includes sale prices for land which, if disclosed, will prejudice the Councils position in negotiations relating to the proposed sale.</p>			
Recommendation(s):			
1 To declare Neville Sadler Court surplus to requirements and enter into an unconditional contract for the sale of the freehold interest with the chosen developer as set out in the exempt appendix.			
2 To 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.			
3 To delegate authority to the Director of Strategic Assets and Property, in consultation with the			

Leader/Portfolio Holder for Strategic Regeneration to agree final terms of sale, including the final selling price.

4 To approve that the capital receipt, less any sale costs, to be returned to the Nottingham Express Transit (NET) Capital Acquisitions budget.

1 REASONS FOR RECOMMENDATIONS

1.1 The land was formally exited by TWA in June 2016 leaving the way open for sale negotiations to be completed by NET2's consultant commercial surveyor's Bruton Knowles. The results of their marketing and the offers received are detailed in the exempt appendix. The terms to be agreed by this report are wholly unconditional and will ensure a sale is carried out in a timely fashion at best consideration.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

2.1 The site has been marketed by Bruton Knowles from 5 May 2016 through to the 24 June 2016 both locally and nationally. This has resulted in 27 offers being received for the property. The original development comprised 31 residential flats and various communal buildings which were part demolished to make room for the NET2 tramway; leaving only 28 flats set over two floors in three full blocks.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

3.1 Retain the properties for operational use. This option was rejected as no operational need has been identified for buildings which are outside of the city boundary.

3.2 Leave the site vacant and unsold. This option was rejected as periodic costs for maintenance and security would be on going. In addition, a capital receipt for the land would remain unrealised.

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

4.1 The report proposes the sale of the freehold interest in Neville Sadler Court, Beeston. These premises were acquired to facilitate the construction of NET Line 2 and are now surplus. The City Council will receive a capital receipt from the sale of these premises and the terms of the sale are included in the exempt appendix. The initial acquisition was funded from the NET Capital Acquisitions budget and the capital receipt will be credited back to that same budget.

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND INCLUDING LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 The proposals set out in the report give rise to no significant legal issues. Legal Services will undertake the requisite legal work in connection with the sale and through that process will take all such steps as are necessary to protect the Council's position in respect of any necessary covenants, easements, exceptions, reservations or conditions.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

6.1 Strategic Assets & Property are the authors of this report.

7 SOCIAL VALUE CONSIDERATIONS

7.1 N/A

8 REGARD TO THE NHS CONSTITUTION

8.1 N/A

9 EQUALITY IMPACT ASSESSMENT (EIA)

9.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:

This report does not contain proposals for new or changing policies, services or functions, or decisions about the implementation of policies developed outside the city.

Yes

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

10.1 None.

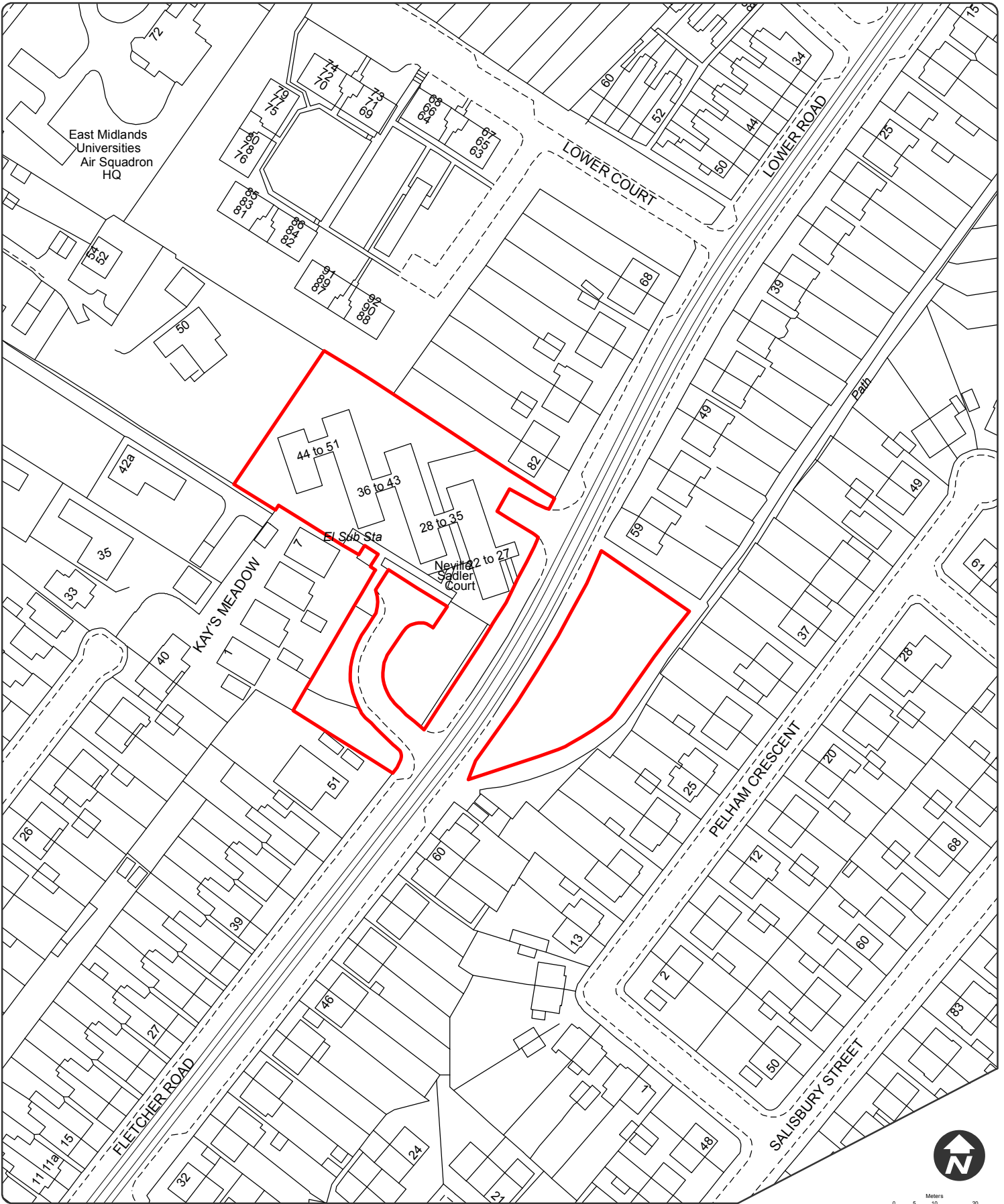
11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

11.1 Executive Board 19 July 2011 – Nottingham Express Transit (NET) Phase Two Procurement

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

12.1 Steve Hemingway – NET Project Manager – 62822
Malcolm Townroe – Head of Legal Services – 64332
Thomas Straw – Finance Manager – Capital – 63659

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Neville Sadler Court, Beeston

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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