



NOTTINGHAM CITY COUNCIL
EXECUTIVE BOARD

Date: Tuesday 18 October 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: James Welbourn **Direct Dial:** 0115 8763288

AGENDA

Pages

- | | | |
|----------|--|---------|
| 1 | APOLOGIES FOR ABSENCE | |
| 2 | DECLARATIONS OF INTERESTS | |
| 3 | MINUTES
Last meeting held on 20 September 2016 (for confirmation) | 3 - 10 |
| 4 | NOTTINGHAM ENTERPRISE ZONE: BOOTS CAMPUS - KEY DECISION
Report of the Portfolio Holder for Business, Growth and Transport | 11 - 20 |
| 5 | CHURCH SQUARE, LENTON - KEY DECISION
Report of the Portfolio Holder for Planning and Housing | 21 - 26 |
| 6 | 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 | |
| 7 | CHURCH SQUARE, LENTON - KEY DECISION - EXEMPT APPENDICES | 27 - 30 |

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

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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 20 September 2016 from 2.03 pm - 2.16 pm

Membership

Present

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

Absent

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

Colleagues, partners and others in attendance:

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

Call-in

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

27 APOLOGIES FOR ABSENCE

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

Ian Curryer
Alison Michalska

28 DECLARATIONS OF INTERESTS

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

29 MINUTES

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

30 PROPOSED BULWELL CONSERVATION AREA

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

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

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

RESOLVED to

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

Reasons for decision

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

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

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

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

The finalised boundary proposal takes into account the consultation responses.

Other options considered

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

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

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

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

RESOLVED to

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

Reasons for decision

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

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

Other options considered

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

32 WOODTHORPE AND WINCHESTER EXTRA CARE SCHEME - KEY DECISION

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

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

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

RESOLVED to

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

Reasons for decision

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

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

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

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

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

Other options considered

Doing nothing was rejected as:

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

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

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

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

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

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

RESOLVED to

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

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

Reasons for decision

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

Other options considered

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

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

34 EXCLUSION OF THE PUBLIC

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

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

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

RESOLVED to note the information contained within the exempt appendix.

Reasons for decision

As detailed in minute 32.

Other options considered

As detailed in minute 32.

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

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

RESOLVED to note the information contained within the exempt appendix.

Reasons for decision

As detailed in minute 33.

Other options considered

As detailed in minute 33.

Councillors Alan Clark and Jon Collins left the meeting.

37 CHAIR

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

38 ROBIN HOOD ENERGY FUNDING - KEY DECISION

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

RESOLVED to approve the recommendations in the report.

Reasons for decisions

As detailed in the report.

Other options considered

As detailed in the report.

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Subject:	Nottingham Enterprise Zone: Boots Campus Sustainable Transport Package
Corporate Director(s)/Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth
Portfolio Holder(s):	Councillor Nick McDonald, Portfolio Holder for Business, Growth and Transport
Report author and contact details:	John Bann, Cycling and Roadspace Transformation Manager 0115 8764014 john.bann@nottinghamcity.gov.uk
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criteria for Key Decision:	
(a)	<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
and/or	
(b)	Significant impact on communities living or working in two or more wards in the City <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Type of expenditure:	<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Total value of the decision:	£6.1 million
Wards affected:	Wollaton East and Lenton Abbey, and Dunkirk and Lenton
Date of consultation with Portfolio Holder(s):	6 September 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 type="checkbox"/>
Summary of issues (including benefits to citizens/service users):	
<p>The Nottingham Enterprise Zone (Boots Campus) is a key development site for Nottingham. The Council recognises the need to support the development of the site through the enhancement of the sustainable transport connections from the site to the wider transport network. This view is shared by the D2N2 Local Economic Partnership where £6.1 million has been made available for this purpose.</p> <p>The purpose of this report is to secure approval to spend the £6.1 million in 2016/17 and 2017/18 to deliver the sustainable transport programme.</p> <p>The key area of investment will be a new cycle and pedestrian bridge linking the Enterprise Zone with the Nottingham Science Park, Nottingham University, QMC Teaching Hospital and the bus and tram network on University Boulevard.</p> <p>In total the site is 113 hectares and the opportunities for development include employment land with up to 200,000 square metres of new floor space, housing development land for up to 675 new homes, 21 hectares of green spaces, redevelopment of existing buildings and a new transport link connecting the site to Nottingham City Centre and the surrounding suburbs. It is identified as a major development site in both the Aligned Core Strategy and the Local Plan.</p> <p>The funding will come from Central Government through the Growth Deal process which has been established with Local Economic Partnerships (LEPs), with the funding to be provided</p>	

through the Local Growth Fund mechanism.

The Enterprise Zone site is among the priority actions presented in the D2N2 Strategic Economic Plan.

Exempt information: None.

Recommendation(s):

- 1** To accept £6.1 million from the D2N2 Local Economic Partnership to invest in the City's sustainable transport infrastructure, providing connections to and from the Nottingham Enterprise Zone Boots Campus, subject to receipt of the formal grant award from Derbyshire County Council who is acting as the Accountable Body for the D2N2 Local Economic Partnership.
- 2** Subject to the formal grant award, to approve the expenditure to deliver the schemes and delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth, in consultation with the Portfolio Holder for Business, Growth and Transport, to approve the final scheme components.

1 REASONS FOR RECOMMENDATIONS

- 1.1 The delivery of the Nottingham Enterprise Zone is a key priority for the Council and D2N2. In doing so it will contribute to the Local Plan housing targets, provide new jobs and ensure further investment in creating high end jobs within the science sector.
- 1.2 The funding will provide facilities which will ensure the Enterprise Zone is well connected to and from the existing sustainable transport network, and complement and link to recent investments such as the Western Cycle Corridor and the tram. The facilities provided will not be exclusive to Enterprise Zone residents and employees and will be available for use by Nottingham's citizens, enhancing the wider walking and cycling network through the Enterprise Zone site.
- 1.3 As part of the development of the Nottingham Enterprise Zone Boots Campus, the proposed s106 agreement will require contributions to mitigate the traffic impact from the scheme. This would provide for improved accessibility/connectivity and bus service enhancements. A total of £1m has been agreed (60% bus enhancements/40% physical works). These monies would be staged payments over the course of the development. Alliance Boots have agreed to an earlier payment of the s106 contributions if the Council secures the funding and commences the development of the £6.1m funding package and progress is made on delivery of the footbridge.
- 1.4 The City Council will lead on the scheme prioritisation, selection, programme management and delivery. This will be undertaken in consultation with Boots and the County Council.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 The D2N2 Strategic Economic Plan 2014 included a target of creating 55,000 additional private sector jobs across the area by 2023. This is across a number of business sectors including equipment and manufacturing, low carbon goods and services, and transport and logistics. The D2N2 vision is to become a more prosperous, better connected, and increasingly resilient and competitive economy at the heart of the UK economy, making a leading contribution to the UK's advanced manufacturing and health and bioscience sectors and generate significant export earnings for UK plc.

- 2.2 Among the priority actions presented in the D2N2 Strategic Economic Plan is the development of the Alliance Boots UK headquarters site within the Nottingham Enterprise Zone. The site consists of 113 hectares (within the City and Broxtowe) and opportunities for development include employment land for up to 200,000 square metres of new floor space, housing development land for up to 675 new homes, 21 hectares of green spaces, redevelopment of existing buildings and a new transport link connecting the site to Nottingham City Centre and the surrounding suburbs. It is identified as a major development site in both the Aligned Core Strategy and the Local Plan.
- 2.3 Prior to the funding which this report relates to, there has been investment made into the Boots Enterprise Zone by both the Council and the Local Economic Partnership. In total £7 million of expenditure has previously been agreed for capital works within the Boot Campus. This consists of £2 million from the Council's Capital Programme and £5 million from D2N2's Growing Places fund. These allocations and expenditure were agreed in the February 2013 Executive Board report 'Growing Places Fund – Accountable Body'. The scope and procurement of the £7 million spend was agreed in May 2015 when a Leader's Key decision entitled 'Nottingham Enterprise Zone – Boots Campus Infrastructure Works' was agreed.
- 2.4 Nottingham City Council has applied to D2N2 for £6.1m of funding to enable the delivery of a series of sustainable transport measures aimed at supporting the development of the Enterprise Zone, and in particular the Boots Campus.
- 2.5 The vision for the site is to create a centre for innovation in health, beauty and wellbeing in Nottingham. The site will offer a cost effective, high quality, centrally located site for health and wellness companies such as business incubators, start-ups and small medium sized enterprises.
- 2.6 Nottingham City Council, in partnership with Alliance Boots, is currently preparing plans to improve and expand the City's sustainable transport facilities to support the development of the Boots site. This will help to facilitate the sustainable development of the zone. The plans will focus on improving walking and cycling facilities and also provide low emission infrastructure.
- 2.7 The main element of the scheme will be the provision of a Cycle/Footbridge over the Midland Mainline railway linking University Boulevard, the tram and bus network and the Western Cycle Corridor to the Boots site. The bridge will be a key element of the scheme and will help to reduce severance and enabling access to the site for pedestrians, cyclists and providing wider travel options by connecting to the tram/bus network.
- 2.8 The bridge and potentially other sustainable access improvements are intended to open up the Boots Campus, bringing it into the city fabric and physically reducing severance created by the railway line enabling new development to reach its full potential.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not to accept the funding: This option was rejected, as there is not enough funding available within other transport budgets to support this level of investment in the City's sustainable transport infrastructure, and it may significantly impact on the Council's ability to attract similar funding in the future. The construction of the bridge will specifically be included in the s106 agreement as a criterion to be met in

order for early payment in full by Alliance Boots of the £1m contribution. If the Council fails to secure the delivery of the bridge, the s106 funding will not be released until significant development has been achieved on the site.

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

- 4.1 The Nottingham Enterprise Zone Sustainable Transport Package is a grant that will be awarded to Nottingham City Council as part of The Growth Deal for the Derby, Derbyshire, Nottingham, Nottinghamshire (D2N2) LEP.
- 4.2 The funding is expected to be released to the Council once all criteria to allow scheme delivery are in place. One of these criteria is that the Council is in a position to accept the funding and has the agreements in place to deliver the specific schemes outlined within this report.
- 4.3 Derbyshire County Council as the Accountable Body have developed a Local Assurance Framework which Nottingham City Council will have to adhere to in order to recover its cost. The framework will cover the reporting, publicity and auditing requirements and arrangement for grant payments. Failure to adhere to the requirements in the Framework would lead to loss of grant and an unfunded cost to the Nottingham City Council. The processes are in place to adhere to this Framework due to existing programmes which are being funded in this way.
- 4.4 Within the current agreed budgets, the Council will not provide direct match funding towards the delivery of the five key strands of the bid (as listed in section 2), which are to be solely delivered with the £6.1 million from the LEP. In securing the £6.1 million from the LEP the City and County Councils will deliver a package of complementary spending totalling £3,000,000. This will come in the form of the Local Transport Plan, existing funding of the sustainable transport element of the link road (within the Boots site) and the section 106 payment from Alliance Boots. Additional contributions will be derived from the value of infrastructure and land from Boots, the Nottingham Tennis Centre and the University Science Park. As the additional funding comes from a variety of funding sources it will be subject to separate approvals dependent on the nature and timing of when the spend is delivered.
- 4.5 These sources have been agreed as part of the Stage 1 business case submission to the LEP. The breakdown of the contributions will be confirmed when the Council makes a further submission to the LEP following this meeting. (This information will be verbally provided to the Board and this report where relevant will be updated before it is published ahead of the Executive Board meeting).
- 4.6 In terms of delivering the works, minimising delivery risk and achieving best value the Council will deliver the programme through the following processes:
- in-house – Highways Infrastructure Service in the Communities Department and
 - building on existing contractual arrangements and Framework Agreements such as the Medium Schemes Framework (2) (MSF(2)) contract (established through previous competition); and competitive tendering.
- 4.7 Any part of the scheme within Nottinghamshire County Council's area will be designed and delivered by the County. This will be subject to their own approvals process.

- 4.8 The Transport Strategy team will put procedures in place to ensure compliance to the grant conditions, and maximise the grant drawdown to cover expenditure incurred by the Council and address other reporting requirements as a result of this grant award.

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

- 5.1 Risks to programme delivery will be tracked in accordance with the City Council's corporate risk management principles. The risk management framework requires the identification and recording of risks, an evaluation of their potential and any mitigation actions and monitoring of ongoing progress.
- 5.2 Risks will be scored based on probability and severity and a responsible owner is identified along with mitigation. The risk register is a live document that is continually revisited and updated throughout the life of the project. The types of risks associated with delivery relate to legal, operational, technical, financial, and political risks, which without mitigation could result in increased costs to the programme, reductions in the quality of outputs and slippages in timelines, all impacting the overall benefits and outcomes the programme seeks to deliver.
- 5.3 These risks will be subject to on-going monitoring and mitigated through effective programme management and partnership working. The Risk Register will be presented and reviewed at Project Team meetings and key risks escalated and discussed with the LEP.
- 5.4 All procurement activity will need to comply with the Council's Procurement Strategy and Public Procurement Regulations and supported by the procurement team.

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

- 6.1 N/A

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 The Council is preparing a business case which will be submitted to D2N2, this will need to demonstrate that the investment will provide value for money and help support the Nottingham/D2N2 economy. In addition to the direct economic benefits of opening up employment and housing land the investment will also deliver:
- providing sustainable and affordable travel to jobs;
 - increasing the opportunities to encourage an increase in the number of people who undertake active travel. This will improve the health of citizens;
 - reducing car journeys and subsequent reductions in greenhouse gases and air pollution;
 - improving neighbourhoods;
 - supporting family leisure activities by enhancing sustainable transport connections to leisure facilities such as the Tennis Centre and Big Track.

8 REGARD TO THE NHS CONSTITUTION

- 8.1 Cycling schemes will encourage people to engage in more physical activity and take greater responsibility for their own and their family's health.

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

- 12.1 Judith Irwin, Senior Solicitor, Planning and Environment Team, Legal Services (Tel: 0115 8764419, Judith.irwin@nottinghamcity.gov.uk)

Maria Balchin, Finance Analyst. It was noted that clarification is needed on the match funding sources as recognised in paragraphs 4.4 and 4.5. (Tel: 0115 8763720 maria.balchin@nottinghamcity.gov.uk)

Sue Oliver, Procurement Category Manager. Paragraph 5.4 added. (Tel: 0115 8762789 sue.oliver@nottinghamcity.gov.uk)

Equality Impact Assessment Form (Page 1 of 2)

Title of EIA/ DDM: Nottingham Enterprise Zone – Sustainable Transport Scheme

Name of Author: John Bann

Department: Development

Service Area: Transport Strategy

Author (assigned to Covalent): John Bann

Director: Peter Price

Strategic Budget EIA: N

Brief description of proposal / policy / service being assessed:

Nottingham City Council in association with Nottinghamshire County Council is investing in plans to improve and expand the City's sustainable transport facilities to support the development of the Nottingham Enterprise Zone to support the development of housing, businesses and commercial premises. The improvements are a key priority in the Councils Growth Plan and D2N2's Strategic Economic Plan that will help to connect to a larger nearby employment zone embracing the Beeston Business Park, Nottingham Science Park and the MediPark alongside the Queen's Medical Centre.

The scheme focuses on three key areas:

- Walking improvements
- Cycling improvements
- Low Emission Infrastructure installation

Page 1
£0.1 million funding has been identified for implementation over a two year period from April 2016 to March 2018. The scheme will complement the Southern Growth Corridor (£9.68m public transport scheme which runs from Beeston to Gedling via the City Centre) and the Nottingham Cycle Ambition Programme by providing local links to the Boots site.

Outcomes of the scheme are:

- A new pedestrian/cycle bridge over the railway to the North of the site linking Nottingham University, Tennis Centre with Alliance Boots.
- Upgraded pedestrian cycle links both within the site and on key links on the network such as into central Beeston which will be designed and constructed by the County Council.
- Installation of low emission infrastructure (Electric Vehicle charging infrastructure/ Electric bike fleet installation)
- Improved cycle routes and cycle infrastructure that will provide for the needs of existing cyclists as well as encouraging uplift in the number of new cyclists in Nottingham.
- Showcase the Council's desire to provide the latest design standards in cycle infrastructure provision and design.
- Produce a pedestrian/cycling signing strategy for the area combining County and City Council cycle design guide principles.

This EqlA has been produced to support the bidding process and will form part of the suite of documents which make up the Business Case to the Local Enterprise Zone.

The key equality issues:

- Providing facilities which have been designed to be used by a variety of bikes, tricycles and trailers.
- Ensuring any appropriate materials and design meet the requirements of blind identified groups under the Equality Act.
- Supporting people travel to work.
- Helping residents to get around Nottingham by biker and on foot, to access services and opportunities.

- Reducing the number of vehicles on the road helping to tackle congestion and reducing pollution.

Information used to analyse the effects on equality:

Reference to Disability Discrimination Act 1995, and Due regard to The Equality Act 2010, national guidance on Inclusive Mobility and Equality Impact Assessments carried out for highway improvement schemes; In particular for pedestrian and cycling schemes.

	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 isn't possible)
People from different ethnic groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Use of the highway and transport systems are not restricted to a particular ethnic group. 	<ul style="list-style-type: none"> • Consultation and publicity will be made available in alternative formats and any direct consultation events will be tailored according to the requirements of the local population. The scheme will be consulted on via a variety of methods combining traditional (leaflets, letter drops) and new media (Social Media, online consultation) where appropriate to ensure that all groups are reached. • Through the wider work of the Transport Strategy Team a strong network of community involvement has been established. This will be used to ensure the scheme is consulted with (at the design stage) and promoted to all of the groups listed within this EqlA. The delivery Team will work with the Equalities Team to ensure that as many groups and organisations as possible are consulted with. • Details of the proposed final design of the shared use bridge to be shared with members of DIG for comment – any suggested changes
Men	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Women	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trans	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Disabled people or carers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Pregnancy/ Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
People of different faiths/ beliefs and those with none.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Lesbian, gay or bisexual people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Older	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Younger	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults). <i>Please underline the group(s) /issue more adversely affected or which benefits.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Types of materials to be used 	

			<ul style="list-style-type: none"> • Public transport facilities will not be affected and the facilities which are built will be well connected to the public transport network. This will mean that cycling and walking can become a greater feature in peoples' lives whilst also providing increased accessibility to the wider sustainable transport network. • The scheme has the potential to increase access to services and opportunities. The schemes will reduce severance caused by the car and increase accessibility in particular for those who do not own a car. • The scheme will provide safe facilities which will enable citizens to travel to work around the Enterprise Zone by bike and on foot. This will have a positive benefit on the physical and mental health of Nottingham's citizens. • All equality strands may be adversely affected during construction of the scheme. • Make our roads safer for cycling – improving current infrastructure while building new infrastructure. 	<p>to be considered and applied as appropriate.</p> <ul style="list-style-type: none"> • Current Tram and Bus stops will remain in place. The Shared Bridge will act as a positive link between the Northern and Eastern side of the Enterprise Zone providing access currently unavailable for those without a car. • International standards for road signs and markings will be used. The signing strategy will be developed in partnership with the County Council and will follow the design guide principles set out in Nottingham's Cycling Design Guide (2015) which was developed in conjunction with National Cycling Charity Sustrans. • The Council support organisations such as Ridewise who offer child and adult cycle training. They also run a course for professional lorry and van drivers to raise their awareness of cyclists. This increases safety and respect between difference modes. • Method of construction to be carefully programmed to safeguard pedestrians through the works site and ensure access to services and facilities are maintained for the duration of the works. • The provision of high quality cycle infrastructure will enable more
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	<p>people and groups to feel confident cycling. It will also provide safer more enjoyable facilities for cyclists to use, enabling cycle numbers to grow but without causing an increase in the levels of cyclists who are killed and seriously injured. For instance, at the heavy good access on Harrimans Lane the route will take cyclists and pedestrians across the entrance at height, eliminating the risk of collision with HGVs.</p> <ul style="list-style-type: none"> • All facilities will undergo a rigorous safety audit prior to construction.
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Outcome(s) of equality impact assessment:

- No major change needed •Adjust the policy/proposal •Adverse impact but continue
- Stop and remove the policy/proposal

Arrangements for future monitoring of equality impact of this proposal / policy / service:

Review assessment following feedback from Equality and Diversity Team and DIG, during construction and post scheme completion.

Approved by (manager signature):

J E Bann

John Bann

john.bann@nottinghamcity.gov.uk

0115 8764014

Date sent to equality team for publishing:

First Draft sent 18/07/2016

Send document or link to:

equalityanddiversityteam@nottinghamcity.gov.uk

Page 10

Subject:	Church Square, Lenton
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:	Mark Lowe, Head of Regeneration & Housing Delivery 0115 876 3532 Mark.lowe@nottinghamcity.gov.uk
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criteria for Key Decision:	
(a) <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	
and/or	
(b) Significant impact on communities living or working in two or more wards in the City <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of expenditure:	<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Total value of the decision:	See exempt Appendix 1
Wards affected:	Lenton
Date of consultation with Portfolio Holder(s):	March 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):	
<p>This report proposes the sale of land at Church Square, Lenton, for market value to Nottingham City Homes (NCH), who will develop up to 17 houses, which will be owned and managed by NCH in their own right. NCH require a loan from the City Council to finance the purchase of the land and the construction of the houses. This supports the Council's policy to continue to build new social and affordable homes and to bring all social housing up to the Decent Homes Standard.</p> <p>The Council is completing a programme of replacement of existing council housing that is no longer economic to maintain across the city. In the process, the Council is building a mix of new homes that will support the Council's ambition to provide high quality family housing across the city.</p> <p>The existing development at Church Square, Lenton is an inward looking shopping precinct comprising of commercial units with maisonette flats above, and workshops. The 1970's design has minimal potential for improvement other than demolition and new build.</p> <p>Decommissioning of the properties is almost complete, with demolition due to commence by January 2017. A budget of £0.250m for demolition was approved Executive Board on 15 January 2015. This was subsequently increased to £0.300m by delegated authority (reference number 1963).</p> <p>The cleared land will be sold to by the Council to NCH to develop in its own right as a Registered Provider (RP) of social housing for NCH to own and rent out. It will be the responsibility of the</p>	

new build contractor to design a new scheme in full consultation with local residents and other key stakeholders and to secure planning permission.

The layout of the new development will be designed to create an attractive, well designed place where people will want to live. This will transform this run down area of the city, replacing poor quality buildings with a vibrant and attractive neighbourhood.

Following a successful bid to the Homes and Community's "2015–18 Affordable Homes Programme", the Council (with NCH) were awarded grant funding of £0.306 million. The proposition is that the site is transferred to NCH, and for NCH to continue with development and ownership of the scheme. The grant funding can only be secured by NCH if its application to the HCA to become a RP is approved. There are no anticipated issues with this approval process, and confirmation is foreseen in the near future. The value of the scheme is net of the grant funding and reduces the loan required by NCH.

Exempt information:

Appendices to the report are 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 the negotiations for developing the site

Recommendation(s):

1. Approve the sale of the land at Church Square to NCH at market value on the basis of the terms set out in exempt Appendix 2 so that NCH can build, own and rent up to 17 new family homes in their own right.
2. Approve in principle a loan from the City Council to NCH up to the value detailed in exempt Appendix 1, as required to support the purchase of land and construction of 17 new homes.
3. To delegate authority to the Director of Strategic Finance to confirm the interest rate for the loan on the date that the transaction occurs.

1 REASONS FOR RECOMMENDATIONS

- 1.1 There is an opportunity on this site for the Council to realise its ambition to provide high quality housing and actively regenerate the neighbourhood. The development will create a well-connected and safer neighbourhood by improving the quality of the built environment and through the Secure by Design framework. It will help both reduce crime and the fear of crime.
- 1.2 Developing this site provides a natural expansion to the high quality scheme currently being delivered on the site of the former Lenton tower blocks, and will continue to build on the Council's and NCH's reputation within the community as a provider of good quality housing.
- 1.3 The building and ownership of the 17 new family houses by NCH on the Church Square site would mean that they sit outside of the Housing Revenue Account (HRA), and would support NCH's plan to provide social housing as a RP.
- 1.4 NCH's ownership of these new homes will provide the Council with further opportunities to develop additional houses at other sites in the city. The proposed financial model as detailed in this report relies on NCH borrowing money to finance the build from the Council (general fund borrowing).
Providing a loan to NCH to develop housing will:
 - a) increase the amount of quality new affordable homes;
 - b) regenerate additional sites within Nottingham;

- c) enable NCH to build its own asset base and develop a viable business model for raising capital, developing property and managing assets in its own right, in addition to its role as managing agent for Council stock.

1.5 A detailed business case has been produced by NCH to support the recommendations in this report, and to be compliant in their own internal governance processes. This report was presented to NCH's Board on 31 March 2016.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

2.1 The Executive Board report "HRA Self Financing Programme-future implications for council housing stock" dated 20 September 2011, outlined the Government proposals for the existing HRA subsidy system and replacing it with a new system that allows councils to keep the rent they collect in return for taking a share of the historic national housing debt.

2.2 In response to the Government proposals, NCH undertook a stock assessment of approximately 29,000 homes which took account of a number of criteria and then consulted on the list of properties identified for demolition. The September 2011 report approved by Executive Board set out the proposals for the decommissioning and demolition of the identified housing stock and highlighted the opportunity to build back new council housing.

2.3 Since September 2011 the Council, in partnership with NCH, has been working to develop plans for other sites (to be delivered by the Council, by a RP partner or by a private sector partner). These plans are being developed on a site by site basis to reflect need and demand, the local market, the local housing type and tenure mix, and opportunities to attract investment.

2.4 The HRA programme of new council housing is part of a much wider programme of (both affordable and market) housing delivery being actively brought forward through council interventions and support. The Council is working with RPs and private sector development partners on a range of sites to bring forward additional housing, both open market and affordable.

2.5 In 2014, the City Council submitted a bid to the Homes and Communities Agency (HCA) for funding via its 2015 – 2018 Affordable Homes Programme. In August 2014, confirmation was received that this bid had been successful. This provided the opportunity to develop sites including Church Square that had been identified as suitable for affordable housing. This would allow the alleviation of anti-social behaviour due to the development of these sites.

2.6 At the site there will be 17 new family homes which will be a mix of 2 and 3 bed houses. All of the properties will meet the HCA's quality standards for internal size to ensure that there is adequate space for families to live. They will be carefully designed to meet the energy efficiency standards equivalent to level 4 of the former Code for Sustainable Homes, meaning a lower carbon footprint and reduced bills for tenants. This will contribute towards the Nottingham Plan – our Sustainable Community Strategy – 2020.

2.7 Development of this site will complement the wider regeneration of the Lenton area, which has seen 5 tower blocks demolished to make way for 142 new homes.

- 2.8 An original funding envelope of £0.250m was approved by Executive Board in January 2015 for the demolition of the existing buildings, which has subsequently been increased to £0.300m.
- 2.9 The development will be built, owned and let by NCH. To enable the construction the council will make a loan to NCH at a commercial rate with a repayment term of 50 years. The loan will include the cost of the land purchase and the construction works to build the new homes, which will be owned and managed by NCH.
- 2.10 The development has been influenced by the local community and will create better connected and safer neighbourhoods by improving the quality of the built environment and through the Secure by Design framework which will help to both reduce crime and the fear of crime.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not redeveloping this site was rejected because of the Council's ambition to provide high quality housing and actively regenerate Nottingham's neighbourhoods.
- 3.2 The Council could decide to sell the site for private sector housing development; however, the provision of new social housing in this location will support the Council's aims of regenerating communities and providing a more stable longer term resident base.
- 3.3 The Council could decide to fully develop the site using the HRA funding and retain the ownership of the 17 houses, this option was discounted as it would have reduced the potential resources that were available to deliver the housing regeneration programme.

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

- 4.1 See exempt Appendix 1.

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

- 5.1 The Council has the ability to dispose of vacant land held within the HRA by virtue of the General Consent for the Disposal of Land held for the purposes of Part II of the Housing Act 1985 – 2013. It is understood from the report that the disposal will be for market value. In all other respects the proposals set out in the report raise no significant legal issues and are supported.

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

- 6.1 The land at Church Square extends to 0.47 acres or thereabouts. The site is not straight forward to redevelop as there are significant changes in level across the site that require the construction of retaining walls. An independent valuation of the site has been carried out and this has formed the basis of negotiation between the parties. It is considered that the price agreed between

the parties falls within acceptable tolerances of the Independent Valuation and therefore represents market value.

7 SOCIAL VALUE CONSIDERATIONS

The existing development at Church Square, Lenton is an inward looking shopping precinct comprising of commercial units with maisonette flats above, and workshops. A number of the shop units had become vacant and the redevelopment of this site will enhance the area and remove a potential blight vulnerable to anti-social behaviour.

8 REGARD TO THE NHS CONSTITUTION

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 report does not contain proposals for new or changing policies, services or functions, or decisions about implementation of policies development outside the Council

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 report and minutes, 20 September 2011, "Housing Revenue Account Self Financing Programme – future implications for council housing stock"

11.2 Delegated Decision 1963: Decommissioning and Demolition of Church Square Lenton, 27 April 2015.

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

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