

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2502
Author:	Mark Armstrong
Department:	Development
Contact:	Mark Armstrong (Job Title: Town Centre Co-ordinator, Email: mark.armstrong@nottinghamcity.gov.uk, Phone: 01158763525)
Subject:	Action Plan for Clifton - District Town Centres
Total Value:	£500,000 (Type: Capital and Revenue)
Decision Being Taken:	1) To approve the budget allocation of £500,000 in order to deliver the 'Action Plan for Clifton - District Centres'. 2) To enable the Town Centre Co-ordinator to deliver the short term actions within the plan and in consultation with the Strategic Director for Economy, Portfolio Holder for Resources and Neighbourhood Regeneration and the Area 8 Committee to amend those actions as the situation demands to contain spend within the approved budget.
Reasons for the Decision(s)	1) The 'Action Plan for Clifton - District Centres' has been developed in order to regenerate Clifton's retail centres in the short and long term in order to make Clifton's retail centres a more attractive and effective destination for retail and leisure through presenting a positive and improved image for the retail centres and surrounding areas, provide a pleasant environment and easier access for shoppers and visitors. This plan was discussed with relevant Portfolio Holders at a meeting on 4 August 2015. 2) An existing DDM (# 1979 for £128,000 for Action Plan for Bulwell) enabled the appointment of the Town Centre Co-ordinator. The Town Centre Co-ordinator role is a single full time post that will work on the deliver of the separate Action Plan's for Bulwell and Clifton retail centres. 3) We have now reached the stage where actions requiring significant expenditure are needed and a decision to approve the budget allocation is required. 4) Whilst intended to implement the majority of the actions contained in the Action Plan 'on-the-ground' experience is now enabling the Town Centre Co-ordinator to refine activities and in some cases recommend even more effective interventions. A further £1m of borrowing has been identified in the capital programme which will only be invested on the basis of a business case and will be the subject of a separate decision.
Briefing notes documents:	Clifton Action Plan DDM appendix 1 20160331.docx

Other Options Considered:	To approve spend on an action by action basis - this would add unnecessary bureaucracy to the process and slow down what is developing into a successful implementation phase. Sufficient controls will be exercised by Portfolio Holder and Strategic Director intervention.
Background Papers:	None
Published Works:	Medium Term Financial Plan (MTFP) - 2016/17 to 2018/19
Affected Wards:	Clifton North, Clifton South
Colleague / Councillor Interests:	None
Consultations:	Date: 17/07/2014
	Ward Councillors: Chris Gibson, Pat Ferguson, Josh Cook, Corall Jenkins, Andrew Rule, Steve Young
	With regular and ongoing informal meetings and walkabouts with all Clifton North and Clifton South Ward Councillors to discuss ideas and specific projects and actions.
	Date: 24/06/2015
	Area Committees: Area 8: Clifton North, South and Bridge (from May 2012)
	Further Area 8 Committee meetings attended on 16 September 2015 and 11 November to give update presentations. A written update report on progress was presented on 10 February 2016.
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	All actions and projects within the Action Plan for Clifton - District Centres will give consideration to Section 17 of the Crime and Disorder Act 1998 to 'design out' crime. This will include natural surveillance and more people to live and work in the area both during the day and evening.
Equality:	Please login to the system to view the EIA document: Equality Impact Assessment Form - Clifton Action Plan - Final Version - 31-03-16.doc
Social Value Considerations:	The primary motivation for the Action Plan is to support the development of high quality, well designed retail centres where people want to shop, work, live and spend their leisure time. The Action Plan guides development opportunities to meet Nottingham City Council's aim of creating safe well connected neighbourhoods.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 20/06/2016

Advice Sought: Legal, Finance, Procurement, Human Resources, Equality and Diversity, Property

Legal Advice: There are no significant legal issues arising from this decision which primarily relates to budget allocation. Relevant financial and procurement advice is given by colleagues below. Advice provided by Ann Barrett (Team Leader) on 11/04/2016.

Finance Advice:

This decision seeks approval to spend up to £0.500m on the regeneration of Clifton District Centre following consultation with the Portfolio Holder for Resources and Neighbourhood Regeneration and the Area 8 Committee, to agree an affordable programme of activities.

A scheme of £1.000m for Clifton Town Centre was included as a Project in Development in the Medium Term Financial Plan reports to Executive Board in February 2016, to be financed £0.500m from City Council reserves replenished from revenue resources and £0.500m from borrowing. The majority of the items listed in this report are revenue expenses and hence funded from reserves. Following the actions as a result of this decision, a further report will need to be presented if the scheme develops and moves into the approved capital programme for the remaining £0.500m expenditure funded from borrowing.

The estimated cost of the programme of options / actions in appendix 1 exceeds the £0.500m funding available. As a result the project manager will need to put in place the necessary processes in place to ensure expenditure does not exceed resources. To ensure best value the expenditure will be incurred in accordance to the Council's financial regulations.

Advice provided by Maria Balchin (Finance Analyst) on 08/04/2016.

Procurement Advice: As long as all procurement activity is undertaken in line with the Council's Contract Procedure Rules and Public Contract Regulations there are no significant concerns with the recommendations set out within the report. Advice provided by Sue Oliver (Category Manager - Procurement) on 07/04/2016.

HR Advice:

If the need for this role ends in August 2017, at this stage it would be advisable to fill the role on a fixed term or secondment basis. On that basis, management must ensure they have an exit strategy in place to terminate the fixed term contract ensuring the allocated budget will cover any potential redeployment and redundancy costs where appropriate in line with NCC procedure and legislation. If individuals have over 2 years continuous service, they will be entitled to statutory redundancy payment. Management should consider this when confirming the initial length of fixed term contract. Advice provided by Makeshya Henningham (Service Redesign Consultant) on 14/04/2016.

Equality and Diversity Advice:

This proposal provides opportunities to advance equality by making Clifton town centre fully accessible, particularly for older and disabled people through the use of well-designed projects and engagement with appropriate groups e.g. RNIB and the Disability Involvement Group (DIG). This will improve how people navigate around the town centre and will help people to feel that the environment is safe. Consultation and engagement should include communities of interest e.g. new and emerging communities, including those who we often struggle to include. This will help to build community cohesion, and to gain support before work is started. Any information distributed should meet the standards set out in the Council's Accessible Information Guide. Monitoring arrangements should include regular progress reports to relevant bodies such as Area Committees, community groups, traders and other organisations. Advice provided by Imoegen Denton (Senior Equality Specialist) on 19/04/2016.

Property Advice:

There are no significant property issues in connection with this approval for an additional budget allocation in connection with a previously approved decision. Advice provided by Pippa Hall (Senior Estates Surveyor) on 20/04/2016.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 13/06/2016
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 10/06/2016