

**MINUTES  
OF THE MEETING OF THE  
CABINET  
TUESDAY 13 MAY 2014**

Held at 7.00pm in the Council Chamber, Civic Centre, Pavilion Road, West  
Bridgford

**PRESENT:**

Councillors J N Clarke (Chairman), D G Bell, J A Cranswick, J E Fearon,  
N C Lawrence and D J Mason

**ALSO IN ATTENDANCE:**

Councillors A MacInnes and G R Mallender

**OFFICERS PRESENT:**

S Cairns	Protection and Safety Manager
A Graham	Chief Executive
P Linfield	Service Manager – Finance and Commercial
K Marriott	Executive Manager - Transformation
V Nightingale	Senior member support Officer
S Pearson	Project Officer
P Steed	Executive Manager – Finance and Commercial
D Swaine	Executive Manager - Operations and Corporate Governance

**APOLOGIES FOR ABSENCE:**

There were no apologies for absence

Prior to the meeting beginning the Chairman informed Cabinet that the agenda would be re-ordered in order that Cabinet could consider items 4 and 5 later on the agenda.

**55. Declarations of Interest**

There were none declared.

**56. Minutes**

The minutes of the meeting held on Tuesday 11 March 2014 were approved as a correct record and signed by the Chairman.

**57. Mobile Homes Act 2013 - Changes to the Licensing of Mobile Home Sites**

Councillor Mason presented a report which outlined the changes to the licensing of mobile home sites following the introduction of the Mobile Homes Act 2013. She stated that the original Caravan Sites and Control of Development Act 1960 had been updated in order to give greater protection to residents. The new Act introduced important changes for the buying, selling and gifting of a park home and the review process for pitch fees. The Act also gave additional powers to local authorities to ensure there is compliance with the site licences. She explained that the Government had recognised that this would mean that local authorities incurred additional costs and had made

provision for councils to recuperate their costs; she emphasised that councils could not make a profit. Within the Act there were three options for calculating the fees and Rushcliffe were opting to charge an annual fee on a per pitch basis as this was felt to be transparent and fair. It was also proposed to review these fees after the first year to ensure that they remain fair and that the Council was covering its costs without making a profit. She explained that the site owner could pass on this charge to the residents. The Council was proposing to exempt sites of three caravans or less and sites for the owner and their family which are not run for financial gain.

She informed Members that there had been a consultation process regarding the Policy Statement with a well attended event held at the Civic Centre. At this event there had been representatives from all seven sites in the Borough and the views of both site owners and residents had been taken into account. Concerns had been raised regarding empty properties and it had been agreed that there would not be a charge if there was only a base.

With regards to the Policy she believed that this was a fair and transparent policy that would enable the Council to protect site residents. In conclusion she explained that this Policy would be reviewed every five years.

Councillor Bell noted that certain sites did not fall within the definition of a relevant protected site and therefore were not subject to any charges. He queried if there were any such sites within the Borough. The Protection and Safety Manager stated that the only sites that could fall under this category were small sites and would therefore be exempt.

RESOLVED that Cabinet

- a) Approve the new Mobile Homes Act 2013 Policy Statement (attached as appendix A of the report);
- b) Endorse the option to calculate annual fees on a per pitch basis, and
- c) Approve the proposal to exempt certain sites from the annual fee charge.

## 58. **Development of the Arena Site**

Councillor Clarke presented a report which updated Cabinet on the proposals to implement the Council's Leisure Strategy and the potential opportunity to relocate the Council's administrative hub to The Arena site. He reminded Members that Cabinet had received updates on the Leisure Strategy on 15 October 2013, 14 January and 11 March 2014. It was acknowledged that the site owners of Rushcliffe Leisure Centre had alternative plans for the site and that the Council wanted to rationalise its provision in the West Bridgford area.

Councillor Clarke stated that Cabinet had set up a Member Group to consider the proposed implementation of the Strategy and the possibility of relocating the offices from the Civic Centre. He stated that the Group had met on three occasions and had had lengthy discussions on the proposals. He explained that the Member Group had considered the original proposals and then requested further options to be produced. He stressed that the Working Group

had spent many hours discussing the options, following all the work the officers had undertaken. It had not been just a rubber-stamping exercise, but alternatives and different ideas had been introduced in drawing up the final proposals for approval by Cabinet. As Chairman of the cross party Member Group Councillor Clarke thanked the Members involved and the officers for their hard work. The Group had taken into account the needs and requirements of all the different types of sport in order that they could be accommodated within the building. He referred to appendix 2 of the report that listed the proposed specification in detail. With reference to the Indoor Bowls facility he asked for the words 'possibility of slight' to be removed as the Member Group had agreed that there would be a 4 lane bowling arena including additional space to outside lanes. This was agreed by other members of the Cabinet.

He informed Cabinet that the Group had considered different sports at each meeting to ensure that there was a measured and focussed approach taken. In respect of swimming the Group had proposed a 6 lane 25 metre main pool with a separate learner/family pool. This would allow both pools to be kept at optimum temperatures. The existing sports hall had been retained and there would be a large gym area. The Group had discussed the provision of squash courts and as the usage/demand was increasing had proposed three squash courts with moveable walls, which then made the space available to be used for other activities.

With regards to Indoor Bowls the Group had had long debates over the design, its value for money and the finances available. Three concepts had been considered, no bowls, 4 lanes or 6 lanes. The Group had opted for 4 lanes with a greater ceiling height to allow for alternative activities when not used for bowling. He reminded Members that the Group had requested additional space on the outer rinks.

Councillor Clarke stated that other facilities included a café, linked to the swimming spectator area, snooker tables and a multi function room. It had been agreed that there would not be a licensed bar. He said that the Group believed that this would be a fabulous new facility.

In respect of the new office accommodation he stated that there was no dedicated Council Chamber, however the space allocated would be designed with maximum flexibility in order that the space could be used for small meetings and large conferences. It was recognised that the Civic Centre was now too large for the Council and that within the leisure build there was the opportunity to build a modern, fit for purpose office space.

With regards to finances Councillor Clarke stated that the original budget within the Leisure Strategy had been £10m. This new facility had been costed at £13.2m, however with some valued engineering it was anticipated that the cost would be £11.6m. He requested that recommendation d) should read

"Identifies an overall capital allocation *target cost of £11.6m* for the Arena development based upon the costs and opportunities identified at paragraphs 38 and 40 of the report."

Councillor Clarke advised that whilst the Working Group and Cabinet were establishing the principle of the main structure and which facilities were provided, there was still further discussion to be had on design detail relating to fixtures/fittings and the type of equipment to be provided within the facilities. Cabinet were informed that consultation would commence with user groups and customers of the leisure centres on the design proposals. He said that it was important that the people's views were taken into account, especially the many clubs that used the centres. He felt that, similar to the Council's budget consultation exercise, a focus group should be invited to discuss the proposals further as it was imperative that the Council provided the facilities people wanted to use. He stated that he had already contacted the Indoor Bowls Club to arrange a meeting. He recognised that officers were negotiating with Rushcliffe School regarding the community use of the school's facility but he felt that they also needed to be included in the discussion regarding the surrender of the leisure centre and therefore recommendation b)ii should read

"Nottinghamshire County Council *and Rushcliffe School* on arrangements for the surrender of the Council's use of the current Rushcliffe Leisure Centre"

The Chief Executive gave a short presentation regarding the designs for the building. He explained that there would be additional space built onto the front and side of the present building, with the pool area at the front. He displayed the initial design concept and stated that these were not the final designs and would be amended. From the Member Group's discussions work was being undertaken to develop viable options to create connectivity from the sports hall into the bowls area, thus allowing the space to be used for other events. He stated that it was envisaged that there would be a design day to allow groups to see the proposals and to discuss their needs. Other groups would be consulted to ensure that the needs of families, older people and the disabled were taken into account. Also the Council would be discussing the proposals with Parkwood Leisure. Workshops would also be arranged for Members to discuss the office/civic element of the design.

Councillor Cranswick acknowledged the amount of work that had been undertaken to produce the design specifications. He stated that this was a project that the Council should be proud of, however, it had to be recognised that the Council could only provide what it could afford. This project would provide an up to date, light and airy leisure centre and improved working conditions for the staff; whilst also releasing the Civic Centre for the Council to use/dispose of in the future.

Councillor Fearon agreed that a lot of work had been undertaken so far. The school's decision that it did not want a leisure centre on its site had accelerated the Council's programme to rationalise its leisure portfolio. It was important that when the new centre was open that the bowling usage was considered and marketed, especially as the build time would have an impact on the current membership. He welcomed the fact that the additional space on the outer lanes had been taken into account.

Councillor Mason supported the previous comments and welcomed the fact that there would still be community use of the facilities at the school.

Councillor Lawrence also supported the comments made. He stated that it was important to recognise the financial pressures that local authorities faced.

In conclusion Councillor Clarke thanked all Members and officers for their input. He reiterated that the future of the Civic Centre would be considered by Cabinet in the future.

RESOLVED that Cabinet:

- a) Adopts the specification outlined at Appendix 2 of the report as its preferred configuration for the Arena redevelopment and in so doing authorises the Chief Executive to continue to progress the delivery programme including taking the necessary steps to:
  - i. Produce final design proposals based upon this configuration.
  - ii. Submit such designs for planning approval.
  - iii. Appoint the main and specialist contractors required for the redevelopment of the Arena
- b) Requests the Chief Executive to continue negotiations with:
  - i. Rushcliffe School on arrangements to enable the continued community use of indoor and outdoor facilities as identified at paragraph 26 of the report.
  - ii. Nottinghamshire County Council and Rushcliffe School on arrangements for the surrender of the Council's use of the current Rushcliffe Leisure Centre.
  - iii. Parkwood Community Leisure on the interim arrangements for leisure in West Bridgford during the rebuild programme and management arrangements, including management fees, for the new centre at the Arena site.
- c) Confirms its intention to relocate its administrative hub to the Arena development and requests that the Chief Executive continues to develop proposals for the future use of the Civic Centre site and that further reports be provided to Cabinet enabling a decision to be made on the options for the future use of the site.
- d) Identifies an overall capital allocation target cost of £11.6m for the Arena development based upon the costs and opportunities identified at paragraphs 38 and 40 of the report.
- e) Notes the approach to financing outlined in the Financial Implications section of the report and agrees the proposed allocation of £3.5m from reserves and the future use of the New Homes Bonus to fund internal borrowing costs over a ten year time frame.

**59. Local Authorities (Executive Arrangements) Meetings and Access to Information) (England) Regulations 2012**

RESOLVED that the public be excluded from the meeting for consideration of the following item of business pursuant to the above Regulations on the

grounds that it is likely that exempt information be disclosed as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

60. **Potential Options for Disposal of Land and Property**

Councillor Cranswick presented a report regarding the future use of three of the Council's assets. He explained that the options contained within the report were in accordance with the Council's Acquisition and Disposal Policy.

RESOLVED that Cabinet agree that Park Lodge, Rushcliffe Lodge (17 Trent Boulevard) and 15 Boundary Road are declared surplus to the Council's requirements, in accordance with the Council's Acquisition and Disposal Policy, and are disposed of at market value.

The meeting closed at 8.00 pm.

CHAIRMAN