

**MINUTES  
OF THE MEETING OF THE  
CABINET  
TUESDAY 16 APRIL 2013**

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, D J Mason.

**ALSO IN ATTENDANCE:**

Councillors H A Chewings, A MacInnes, G R Mallender,

**OFFICERS PRESENT:**

|              |  |
|--------------|--|
| A Graham     | Chief Executive                            |
| K Marriott   | Executive Manager - Transformation         |
| D Mitchell   | Executive Manager - Communities            |
| L Reid-Jones | Democratic Services Manager                |
| P Steed      | Executive Manager – Finance and Commercial |

**APOLOGIES FOR ABSENCE:**

Councillor Mrs J A Smith

**59. Declarations of Interest**

There were none declared.

**60. Minutes**

The minutes of the meeting held on Tuesday 12 February 2013 were approved as a correct record and signed by the Chairman.

**61. Development Framework Agreement for Cotgrave Colliery and Town Centre**

Councillor Cranswick presented a report of the Executive Manager - Transformation regarding the Development Framework Agreement for Cotgrave Colliery and Town Centre. He reminded Cabinet that the Borough Council and the Homes and Communities Agency (HCA) had appointed Barratt David Wilson (BDW) as the preferred developer partner for the Cotgrave colliery site and the town centre in August 2012. He explained that it had been recognised by the Council and HCA that the colliery site would provide the impetus to enable redevelopment of the town centre. It had also been agreed that development of the colliery should not proceed in isolation in the event that the town centre site was not progressing. Councillor Cranswick stated that it had become a complex situation given the current economic climate and it was now proving difficult for the developer to proceed as planned. He added that it was not as straightforward to assemble the site as first envisaged, eg the library would now not form part of the town centre

development and the supermarket operators were now looking to expand in the convenience store market rather than the delivery of a supermarket anchor store.

By reference to the report Councillor Cranswick informed Cabinet that it was proposed that in light of the current uncertainties around the town centre and the risk to BDW should they commence on the colliery site without confidence that the whole site would proceed, the Council and HCA agreed to a 'reasonable endeavours' clause within the Framework Agreement with BDW and subsequently within the formal legal agreements. He added that part of this 'reasonable endeavours' was for BDW to commit a number of milestones to progress the town centre site as detailed in paragraphs 11, 12 and 13 of the report. He believed that the stronger link originally envisaged in contractual terms would appear to be unrealistic for BDW to progress in light of factors affecting the town centre and their high level of upfront costs on the colliery site. However, BDW still claimed there was a commercial imperative that the town centre was developed due to the positive effect this was predicted to have on the market ability of housing on the colliery site. In support of this Councillor Cranswick drew Cabinet's attention to appendix one which contained a letter from Barratt Homes confirming their commitment to the town centre redevelopment. He concluded that there was no question about whether the town centre was to be redeveloped; the question was when it would be developed.

Councillor Bell stated that the situation involved a complex set of issues, however in light of the current economic position it was positive to have the assurance from Barratt regarding their commitment.

Councillor Mason recognised the complexities involved in the project and town centre redevelopment. She believed that the milestones within the Framework Agreement were one of the most important elements in progressing the redevelopment. She added that the challenge was now to ensure that the milestones were met and the work carried out in tandem with the work on the colliery site. She looked forward to the regeneration in Cotgrave.

Councillor Cranswick reminded Cabinet that the HCA requirement was to commence the housing development on site by January 2014. In response to a question from Councillor Clarke the Chief Executive confirmed that there was no possibility of claw back of funding by the HCA, however the issue was that of maintaining confidence that the development was going ahead. He added that in order to protect the interests of the community the aim had been that development on the colliery site would not proceed until the town centre was being redeveloped, however BDW had indicated they wanted to start on the colliery site as soon as possible. He believed that the letter from Barratt Homes demonstrated their commitment to the development. He stated that before work could commence there were planning issues to resolve.

**RESOLVED** that Cabinet:

- a. notes the complexities involved in securing a contractual commitment to develop the town centre at the same time as developing the colliery site, and

- b. endorses the milestones proposed for the development framework agreement to secure achievable progress to a viable regeneration plan for the town centre.

**62. Community Facilities Member Group: Review Update and Proposal for Alford Road Pavilion**

Councillor Cranswick presented the report of the Community Facilities Member Group: Review Update and Proposals for Alford Road Pavilion. He informed Cabinet that the Member Group had been reviewing community facilities, Rushcliffe Country Park and sports development as part of the Council's Four Year Plan. He reminded Cabinet that the savings target for the review had been £40,000 and stated that it was anticipated that savings of £52,600 would be achieved. He believed the Member Group had been successful and should be congratulated for their achievements. By reference to the report Councillor Cranswick outlined the range of initiatives which had been implemented to date including increasing income from catering, removal of security services from Rushcliffe Country Park, extending the range of goods and activities for sale, transferal of cricket wicket maintenance to West Bridgford Legion Cricket Club, a review of staffing levels in community facilities and changes to pricing structures for sports pitches. Further initiatives had also commenced and were anticipated to generate an additional £10,000 of savings for 2014/15: the introduction of a physiotherapy service at Gresham Sports Park, additional catering at Rushcliffe Country Park and increased income from weddings and major celebrations.

Councillor Cranswick informed Cabinet that the Member Group had focussed on the development of Alford Road Sports Pavilion and potential transfer of management to Edwalton Football Club (FC). He stated that two options had been considered. Firstly the potential to apply for support from the Football Foundation had been explored in order to provide a large pavilion to enable Edwalton FC to expand and provide improved training facilities, however the requirements were such that it was not a viable option. He explained that this would have been expensive to maintain and would need to deliver agreed football development activities for 21 years, otherwise there was a risk that the Football Foundation funding would be clawed back. The second option consisted of a refurbishment and extension of the existing pavilion, which would provide sufficient changing room and shower facilities and be a suitable home for current users including Edwalton FC. Councillor Cranswick informed Cabinet that the Council would continue to manage the site but with the continued close partnership working with Edwalton FC. By reference to paragraph 15 of the report he informed Cabinet that option two was marginally cheaper to run, however it did not have the potential liability of option one, therefore it was the more attractive option subject to planning permission. In relation to funding the refurbishment he explained that an annuity would be charged to the West Bridgford Special Expense for a period of 40 years, which equated to 50p per annum on a Council Tax Band D property. He stated that Edwalton FC had been informed of the Council's preferred option and understood the reasons for the recommendation.

In response to a question from Councillor Cranswick the Executive Manager - Finance and Commercial explained that the expense was calculated over 40

years as this was linked to the proposed life of the asset. Councillor Clarke questioned whether there was any benefit in reducing the period and whether the rate was fixed or variable. In response the Executive Manager - Finance and Commercial stated that if the period was shortened then the amount would be greater. He likened the charge to a fixed rate mortgage.

Councillor Fearon stated that he was delighted to see that a new Alford Road Pavilion would be delivered. He believed that this scheme was what residents needed.

In respect of the renaming of West Bridgford Community Hall Councillor Clarke asked whether there was already a proposed name. The Executive Manager - Communities explained that the Member Group had been asked for suggestions and it was anticipated that it would be resolved within a month. He had received feedback from wedding planners that 'community hall' was not a favourable description for the venue, therefore the new name would have marketing appeal. Councillor Bell stated that he was pleased that the name would be changed. Councillor Cranswick requested that all Members be written to asking for suggestions for a new name within two weeks, giving an explanation of their suggestion bearing in mind the wider marketing aspect of the venue. The Executive Manager - Communities explained that the final approval on the name would be given by the Portfolio Holder for Resources.

**RESOLVED** that Cabinet:

- a) notes the financial savings of £52,600 arising from the review of community facilities;
- b) supports the principle of renaming West Bridgford Community Hall, subject to consultation with the Cabinet Portfolio Holder for Resources on a proposed new name;
- c) agrees to progress with option 2 for a refurbishment and extension scheme of the Alford Road Sports Pavilion at an estimated cost of £350,000 and amend the capital programme accordingly, and
- d) agrees that Rushcliffe Borough Council continue to manage the improved facility, working closely with Edwalton FC as a key partner.

### 63. **Community Shaping Member Group: Final Report**

Councillor Fearon presented the final report of the Community Shaping Member Group. The Member Group had reviewed the Council's Arts and Events, Health, Energy and Environment services as part of the Four Year Plan. He reminded Cabinet that the identified savings target was £55,000 of which £44,880 had been identified to date. Councillor Fearon explained that the Member Group had met on four occasions and he had been impressed by the depth of knowledge and experience of the Members. He stated that the Group had considered a matrix of costs and savings at its second meeting. In considering all of the services he recognised that there was small team of officers covering a wide range and variety of services, thus demonstrating considerable flexibility.

By reference to the report Councillor Fearon outlined the proposed savings: to reduce funding allocation for events by £9,975 in year one with a further saving of £12,500 in year two; trial the introduction of appropriate income generation mechanisms for all Borough events in 2013/14; reduce the overall grant funding available for community groups for environmental projects; for the Council to play the role of promoter in the Green Deal creating an annual saving of £16,310; work with Grantham Canal Partnership to reduce the level of dependency on Council funding and to consider the opportunity to sell or loan some of the Borough art collection, where appropriate, after seeking expert advice and with approval from the Cabinet Portfolio Holder for Community Protection. Councillor Fearon requested that the approval also be sought from the Cabinet Portfolio Holder for Resources in respect to selling any items from the Borough art collection.

Councillor Clarke sought clarification that it was constitutionally correct for two Portfolio Holders to make a decision on the Borough art collection as it was potentially an emotive subject. The Chief Executive explained that the issue had been debated by the Member Group and therefore a risk analysis of the proposal would have been considered. He advised that the Monitoring Officer and Section 151 Officer could also be consulted prior to any proposed sale or loan of part of the art collection. He added that the level of advice sought should be consequential to the course of action. He confirmed that the recommendation was in line with the Council's Constitution, but added that the Portfolio Holders could consider it appropriate to take a recommendation regarding the sale or loan to Cabinet for a decision.

Councillor Fearon stated that he did not anticipate any items being loaned or sold without taking legal advice with regards covenants or restrictions. He added that the value of the art collection fluctuates and the concern was the safe keeping of some items.

Councillor Cranswick commented that the Council was the trustees of the art collection on behalf of the residents of Rushcliffe. He believed that some items had little financial consequence however they were of significance to individuals. He added that he would not consider the sale of any items unless there were extreme circumstances.

In relation to the Grantham Canal Partnership Councillor Bell commented that although there was no Regeneration Manager in post the Partnership remained active. He informed Cabinet that Heritage Lottery funding had been received to upgrade the locks at Walsthorpe which would join the canal access to Rushcliffe. He believed that this was a big step forward, and hoped that this would continue. Councillor Clarke commented that this reduction in funding did not negate any applications for funding in future.

**RESOLVED** that Cabinet approves:

- a. the reduction in the funding allocation for events by £9,975 in year 1 with a further saving of £12,500 in year 2. For year 1 this includes; Village Ventures funding from £5,000 to £4,000 (capped at that level). Reducing the budget for one off events by £1,000, remove funding for Nottinghamshire Arts Partnership

£1,500, youth assembly £4,700, room hire £1,000, play scheme support £600 and Radcliffe on Trent art competition £175;

- b. the trial of the introduction of appropriate income generation mechanisms for all Borough events in 2013/14;
- c. the reduction in the overall grant funding available for community groups for environmental projects from £7,875 to £4,000 (saving £3,875) to reflect current demand;
- d. that the Borough Council plays the role of promoter in the Green Deal being introduced in April 2013 creating an annual saving of £16,310;
- e. work with the Grantham Canal Partnership to reduce the level of dependency on Borough Council Funding. Reduced from £5,723 in 2012/13 to £3,500 for 2013/14; and
- f. that the opportunity to sell or loan some of the Borough art collection should be taken, where appropriate, after seeking expert advice and approval from the Cabinet Portfolio Holder for Community Protection and the Cabinet Portfolio Holder for Resources.

The meeting closed at 7.40 pm.

CHAIRMAN