

When telephoning, please ask for: Liz Reid-Jones
Direct dial 9148214
Email lreid-jones@rushcliffe.gov.uk

Our reference: LRJ
Your reference:
Date: 8 April 2013

To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 16 April 2013 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely

Executive Manager Operations and Corporate Governance

AGENDA

1. Apologies for absence
2. Declarations of Interest
3. Minutes of the Meeting held on Tuesday 12 February 2013 (previously circulated).

Key Decisions

None

Non Key Decisions

4. Development Framework Agreement for Cotgrave Colliery and Town Centre

The report of the Executive Manager - Transformation is attached (pages 1- 6).
5. Community Facilities Member Group: Review Update and Proposal for Alford Road Pavilion

The report of the Community Facilities Member Group is attached (pages 7- 11)
6. Community Shaping Member Group: Final Report

The report of the Community Shaping Member Group is attached (pages 12 - 21)

Budget and Policy Framework Items

None

Matters referred from Scrutiny

None

Membership

Chairman: Councillor J N Clarke

Vice-Chairman: Councillor J A Cranswick

Councillors: D G Bell, J E Fearon, D J Mason, Mrs J A Smith

Meeting Room Guidance

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Toilets are located opposite Committee Room 2.

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**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY 12 FEBRUARY 2013**

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

PRESENT:

Councillors J A Cranswick (Vice Chairman in the Chair), D G Bell, J E Fearon, D J Mason, Mrs J A Smith

ALSO IN ATTENDANCE:

Councillors Mrs D M Boote, S J Boote, A MacInnes and G R Mallender

OFFICERS PRESENT:

D Banks	Executive Manager - Neighbourhoods
D Dwyer	Strategic Housing Manager
A Graham	Chief Executive
V Nightingale	Senior Member Support Officer
P Steed	Executive Manager – Finance and Commercial

APOLOGY FOR ABSENCE:

Councillor J N Clarke

53. Declarations of Interest

There were none declared.

54. Minutes

The minutes of the meeting held on Tuesday 15 January 2013 were approved as a correct record and signed by the Chairman.

55. Draft Housing Allocations Policy

Councillor Bell presented a report on the draft Housing Allocations Policy. He stated that the Policy had been considered by the Community Development Group on 6 December 2012 and they had recommended that it should be forwarded to Cabinet for approval. He stated that the changes to the Policy would make it easier for people to understand

Councillor Bell said that the report set out the development of the Rushcliffe Allocations Policy as part of a wider sub-regional Choice Based Lettings Scheme to ensure full compliance with the latest legislation and guidance governing social housing allocations. It had been developed in consultation with key stakeholders and the Council's partners, Broxtowe and Gedling Borough Councils. The partner councils have developed their own draft allocation policies to reflect local priorities. However, the policies were comparable and would enable Broxtowe, Gedling and Ruscliffe Borough Councils to continue to share the Homesearch website and software to maximise efficiencies. The Rushcliffe draft allocations policy proposed changes

to the housing register to clarify who qualified for housing and to restrict access to the register to those who were not deemed to be in housing need and had a local connection, except for people wishing to downsize and people over 50. Additional levels of priority for working households, foster carers and HM Forces personnel were also proposed. It was felt that this would remove people from the waiting list who did not have a housing need but applied as an insurance policy and would therefore give households more realistic expectations about their housing options.

Councillor Mason agreed that this was something that would make it clearer to people what their eligibility was.

Following a question from Councillor Fearon the Strategic Housing Manager explained that the Policy would make it easier for residents, as it made it clear that to apply to be on the waiting list, you needed to be in housing need and have a local connection. It would also make the process better as it would reduce administrative burdens and enable officers to target housing advice to those in most need. The Strategic Housing Manager also confirmed housing advice would still continue to be provided to those people who did not qualify in order that they could make informed choices of all the housing options available and not just rely on social renting, which was in high demand.

In summary, Councillor Cranswick said that the review of the Policy had been very comprehensive and had produced a better system with those on the waiting list having a more realistic chance of being offered a property.

RESOLVED that Cabinet approve:

- a) the draft Housing Allocations Policy, and
- b) give delegated authority to the Executive Manager - Neighbourhoods to approve minor amendments.

56. **2013/14 Budget and Financial Strategy**

Councillor Cranswick presented the report of the Executive Manger - Finance and Commercial which outlined the Council's budget for 2013/14 and Financial Strategy. He noted that this had been presented in a different format to previous years but he felt that this offered more clarity. He stated that the report explained the difficult circumstances that the Council was facing as it was anticipated that local government funding would continue to contract until at least 2017/18. Significant changes, such as the localisation of non-domestic rates and the replacement of council tax benefit with a locally determined council tax reduction scheme, were being introduced that would have an impact on the Council.

Councillor Cranswick stated that the revenue budget had been developed in accordance with the Council's 4 year plan. The reviews that were to be undertaken in the next year were listed in the report and the savings had been incorporated into the budget.

In respect of the Medium Term Financial Strategy, as adopted by the Cabinet on 6 November 2012, he stated that the 2012/13 budget had allocated funds

from the Organisational Development Reserve to cover one off costs associated with the senior management restructure. However it was now clear that the majority of these costs would fall into 2013/14 and therefore £450,000 would be allocated for this purpose. This would give the Council flexibility with its funds.

Councillor Cranswick pointed out the references in the report to the Earmarked Reserves, the Special Expenses and the Capital Programme. With regard to the Council Tax setting Councillor Cranswick explained that local authorities had been encouraged not to increase the Council Tax for the last two years, or they would have been subject to capping or a referendum. However the Government had recognised that those authorities such as Rushcliffe with low levels of Council Tax were finding it increasingly difficult to maintain current service levels and as a result had introduced a one off option for local authorities to increase the Council Tax by up to £5 on a Band D property. Following the publication of the principles by the Department of Communities and Local Government Rushcliffe could increase its Council Tax by £4.77 without instigating a referendum. This was equivalent to 9.17p per week for a Band D property. Councillor Cranswick stated that the majority of properties in Rushcliffe were in the Band C category and that the increase would be equivalent to 8.15p per week. If the Borough Council continued with a tax freeze it would receive £110,000 over the next two years and £0 for the next three years, whereas if it did implement the increase it would receive £977,000 over the next five years. He pointed out that the increase would be included in the Council Tax base for future years. He noted that this had been discussed at the Members' Budget Workshops and although it had not been agreed by all Members it had been the view of the majority of attendees that such an increase was appropriate at this time.

In support of the increase he stated that this would allow the Council greater flexibility and be able to manage services. Also, as previously stated, the Council was having to absorb the costs of the Council Tax Reduction scheme and with this additional funding it may be able to look more favourably at the scheme in the future.

In conclusion, Councillor Cranswick stated that the Leader had requested Members to consider increasing the Community Support Fund to £1,000 per Member, a total cost of £25,000. This increase would be funded through the New Homes Bonus. The Fund was used for one off minor projects.

Councillor Bell stated that raising the Council Tax by a small amount made financial sense. It would benefit the Authority and would ensure that services were not cut. In respect of the Community Support Fund he noted that not all Members used their current allowance, whereas other Councillors had requests from a variety of organisations. He felt that this was localism in its truest sense.

Councillor Mrs Smith said that it was encouraging that the Government had listened to the heavy lobbying of the District Councils. She was pleased to see that recognition was being given to low taxing, low spending local authorities. Whilst at the Budget Workshops she had noted that there had been talk of a financial abyss when the freeze grant stopped. Following her query regarding the reviews the Executive Manager – Finance and Commercial explained that

these were being undertaken as identified in year three of the 4 year plan. However, it was now recognised that the majority of the savings would be realised in the following year.

Councillor Mason supported the previous comments and was also pleased to note that the Council was being recognised as a low taxing, low spending, well run authority. She believed that Rushcliffe was about halfway down the bottom quartile of Council Tax charging authorities. She agreed that the increase would be beneficial and would be less than 40p per month. She recognised that it was a difficult time for residents but felt that the benefits were great.

In relation to the increase of the Community Support Fund she supported this additional recommendation, especially as the New Homes Bonus should be used to reach local, small communities. She felt that the Fund supported very small groups and was used in a very positive way. She pointed out that the amount could be reassessed if the New Homes Bonus ceased at some future.

Councillor Fearon supported the comments regarding the Community Support Scheme as he believed that the money gave local groups leverage. With regard to the increase in Council Tax he believed that paragraph 30 of the report spelt out the difference in the two options.

In conclusion Councillor Cranswick felt that thanks should go to the Council's staff who had not received an increase for three years. He believed that this displayed their support and how everyone was contributing to the Council's efforts to reduce expenditure. The Chief Executive clarified that this referred to staff below managerial levels and thanked Members for their comments.

RESOLVED that

- a) Cabinet:
 - i. approves the Medium Term Financial Forecast as set out in paragraph 37 as amended by resolution b(i);
 - ii. approves changes to the earmarked reserves outlined at paragraph 18;
 - iii. notes the risk analysis illustrated in **Appendix E**; and
 - iv. approves the treasury management strategy 2013/14 including prudential borrowing indicators as set out in **Appendix F**;
- b) *Cabinet recommends to Council:*
 - i. *The Budget 2013/14 as set out in **Appendix A** as amended to increase the Community Support Fund to £1,000 per Member with additional costs to be met from the New Homes Bonus;*
 - ii. *The Capital Programme 2013/14 – 2017/18 as set out in **Appendix D**;*

- i. *The special expenses for West Bridgford, Ruddington and Keyworth as set out in **Appendix B**; and*
- ii. *A preferred level of Council Tax (Band D equivalent) for 2013/14 of £117.99.*

57. **Revenue and Capital Monitoring**

Councillor Cranswick presented a report of the Executive Manager – Finance and Commercial which submitted the budget position for revenue and capital as at 31 December 2012. The details contained in the report had been considered by the Corporate Governance Group on 30 January 2013, which had recognised that the Council's finances were in a healthy position. By reference to the report he informed Cabinet that the underspend against profiled budget to date was £568,000. It was therefore projected that the overall expenditure for 2012/13 would remain within the agreed funding envelope as agreed by Council on 1 March 2012.

The Executive Manager – Finance and Commercial explained that the Capital Programme would not be fully spent as there had been a number of adjustments especially with regard to the Cotgrave Master Plan and Alford Road Pavilion projects, both of which were progressing but which would now need funding in the following year. Also, as mentioned in the previous item, costs associated with the senior management restructure would need to be transferred into 2013/14.

Councillor Mason supported the recommendations and was pleased to see that the underspend on the Capital Programme was lower than in previous years. She believed that this was due to the hard work of all staff.

RESOLVED that Cabinet:

- a) Note the current projections for revenue and capital outturn;
- b) Approve the proposed rephasing of £54,000 into the 2013/14 capital programme;
- c) Approve the transfer of any year end revenue underspend to the Organisational Development reserve.

58. **Pay Policy Statement 2013/14**

Councillor Cranswick presented the report of the Executive Manager Operations and Corporate Governance detailing the Council's Pay Policy Statement for 2013/14. He explained that under Section 38 of the Localism Act 2011 a local authority was required to publish a Pay Policy Statement by 31 March each year. Furthermore the Statement must set out the Council's policies relating to the remuneration of its senior officers, remuneration of the lowest paid employees and the relationship between the remuneration of its senior officers and the remuneration of its employees who were not senior officers.

Commenting further Councillor Cranswick stated that he considered the policy to be a technical document which had to be produced on a regular basis and was indicative of the Council's open and transparent approach to pay setting.

RESOLVED that Cabinet, having considered the Pay Policy Statement, 2013/14 forward it to Council for approval.

The meeting closed at 7.40 pm.

CHAIRMAN



Rushcliffe
Borough Council

Cabinet

16 April 2013

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

4

Report of the Executive Manager – Transformation

Cabinet Portfolio Holder – Councillor J A Cranswick

Summary

Rushcliffe Borough Council (RBC) and the Homes and Communities Agency (HCA) appointed Barratt David Wilson (BDW) as the preferred developer partner for the Cotgrave town centre and the Cotgrave Colliery site in August 2012. It was recognised by RBC and HCA that the Colliery site would provide the impetus to enable redevelopment of the town centre. It was also agreed that development of the Colliery should not proceed in isolation in the event that the town centre site was not progressing.

This report updates Cabinet on the milestones proposed to connect the two sites and enable BDW to commence building out the colliery site whilst the town centre plan develops.

Recommendation

It is RECOMMENDED 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.

Linking the sites

1. At Cabinet in May 2009, it was resolved that:

the commitment to the social and economic regeneration of Cotgrave through the appropriate redevelopment of the former Colliery site as the catalyst to securing National Coalfield Programme monies, be confirmed.

2. To address the concern that the housing on the colliery site might be built before any improvements to the town centre were made there was an agreement that the HCA would not agree to release the colliery site to a developer until specific milestones were met eg grant of planning on the town centre; and

3. There would be contract terms in the development agreements with BDW/Wilson Bowden/RBC and HCA to commit BDW to the development of the town centre before the Colliery site had progressed/completed.
4. Prior to the formal legal agreements being drafted, an overarching 'Framework Agreement' (Memorandum of Understanding) is to be signed by the principle public and private sector parties agreeing to deliver not only the physical developments but also socio economic and existing housing elements ensuring a holistic solution to growth within Cotgrave. The Cotgrave Strategic Board oversees this work and receives regular updates on socio economic work (for example employment outputs).
5. The partners discussed the intention to link the development of the colliery site with progression of the town centre once the preferred developer had been selected and BDW confirmed the improved town centre was a key element in the marketing of housing on the colliery site, and that they accepted the condition in the Framework and development agreements subject to a suitable mechanism that would enable approval at their Board.

Current market conditions and viability

6. During discussions since September, BDW highlighted the high level of risk (to them) if the development of the Colliery could be stopped (eg after a phase of the scheme) due to lack of progress on the town centre. Bearing in mind the Colliery site is well advanced in planning terms, any mechanism would have to take into account the fact that the town centre was in its formative stage thus phasing delivery of the Colliery with progression of the town centre would have to be carefully considered.
7. The changing circumstances relating to the public sector requirements on the redevelopment of the town centre recently, has increased the uncertainty of progressing the centre quickly enough to the point that BDW are now unwilling to 'sign up' to an agreement that affects delivery of the whole development on the Colliery site. Their reasoning includes:
 - a) Problems on the town centre being outside BDW's control. These include viability issues. The financial appraisal developed for the town centre included the delivery of a supermarket anchor store. The current market conditions are such that the supermarket operators are looking to expand in the convenience store market. This size of store does not bring with it a capital receipt large enough to advance the town centre scheme (ie there is a funding gap).
 - b) The high level of initial costs associated with the start of the Colliery development in terms of a reserved matters application and substantial infrastructure works, leaves BDW with an (unacceptably) high level of financial exposure in the early stages. Their Board would be unwilling to agree to this situation if circumstances arise where the latter stages of the Colliery development is prevented as this is the point at which BDW will recoup their investment.

- c) Alternatively, BDW will not risk commencing development at all or at best until such stage as contractual agreements are in place on the town centre – this is not a situation that would be acceptable to the Homes and Communities Agency.

HCA funding issue

8. A delay to the commencement of the Colliery development would also create a specific problem for the HCA in relation to its investment in the town centre:
 - a) The HCA £2m funding to RBC for the purchase of the town centre was provided on the basis that it would enable the acceleration of housing delivery associated with the Colliery site. Therefore any delay in development of the colliery could put this investment at risk.
 - b) The delivery of housing growth on public owned land is a key Government policy and Cotgrave is identified in the delivery of housing units within the Comprehensive Spending Review period.

Reasonable endeavours clause

9. In terms of resolving this issue, it is proposed that RBC and HCA agree to a 'reasonable endeavours' clause within the Framework Agreement with BDW and subsequently within the formal legal agreements – this will mean that BDW are compelled to use 'reasonable endeavours' to bring forward the development of the town centre site. Although this is not ideal, the relaxation should enable BDW enough comfort for them to be able to seek their Board's approval to commence works but still give a clear link between the two sites to achieve the aims of the parties.
10. In conclusion, the stronger link originally envisaged would appear to be commercially, and financially, unrealistic for BDW to progress in light of factors affecting the town centre. However, BDW still claim there is a commercial imperative that the town centre is developed, due to the positive effect that this is predicted to have on the marketability of housing on the Colliery site. Attached at Appendix 1 is a letter from John Dillon, the Managing Director of Barratt, confirming their commitment to the town centre regeneration.

Milestones in the Framework agreement

11. As part of their "reasonable endeavours", BDW will commit to meeting the following milestones:
 - a) BDW (*Wilson Bowden*) to take part in a consultation event with residents and stakeholders so that residents and stakeholders can influence, subject to viability, the options for the town centre in June 2013. This will be part of the "Cotgrave Visioning" event and will be supported by RBC officers. This will assist BDW to:
 - finalise the town centre masterplan – a fixed design that can be run through a financial appraisal regularly. A draft will be put together by September 2013 to be presented to the Cotgrave Strategic Board and to include a viability assessment. The

masterplan should be completed by Dec 2013. RBC will look to endorse the masterplan via its Cabinet (allowing for future flexibility of requirements to meet market needs)

- The masterplan should refer to some indicative phasing – ie potential self-financing elements such as GP/health centre, pharmacy and some limited retail could be phase 1, some residential phase 2, supermarket anchor store phase 3, remaining retail and residential phase 4
- b) BDW to commit to attend regular (at least quarterly) meetings to progress the strategy to make the town centre viable
 - c) BDW to work in partnership with RBC, NCC, police, health, Belvoir group practice, local retailers and a supermarket anchor store to create a cohesive and high quality town centre.
 - d) BDW to test the viability of the masterplan every 6 months. HCA reserves the right to offer the masterplan to the market at intervals if it is considered by the Cotgrave Strategic Board that BDW are not undertaking reasonable endeavours to progress the site. If this course of action is progressed, BDW's obligations with regard to the Town Centre will cease. Upon receipt of the reasonable hard costs expended by BDW being reimbursed all information will be passed over to the HCA.
12. Subject to being Financially Viable, BDW to use reasonable endeavours to meet the below Key Milestones:-
- a) BDW to work with the Co-op to ensure, as far as reasonably possible, that development can proceed at the appropriate time
 - b) RBC and BDW to agree a framework for the drafting of a Development Agreement for the town centre site by December 2013
 - c) Subject to the Development Agreement being entered into, BDW to complete a planning performance agreement for the town centre based on the agreed masterplan and financial viability by March 2014 and/or BDW to submit an outline planning application for the town centre by June 2014
13. The milestones will be appended to the developer framework agreement and will be monitored and regularly reviewed by the Cotgrave Strategic Board.

Financial Comments

The HCA provided £2million towards the regeneration of the town centre area. This has been used alongside £650,000 Growth Point money secured and an allocation of £750,000 RBC capital partnership funding for site assembly in the town centre. The balance of the funding will go into the regeneration scheme.

Due to current market conditions, the delivery of the town centre site is likely to be delayed. This is not a breach of the terms and conditions of the funding agreements and any delay will not result in grant money secured needing to be repaid.

Section 17 Crime and Disorder Act

There are no Section 17 implications.

Diversity

There are diversity implications.

Background Papers Available for Inspection: Nil



BARRATT
HOMES

Our Ref: JD/hjw

Allen Graham
Chief Executive
Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford
Nottingham NG2 5FE

Dear Allen

Cotgrave Regeneration Project

When Barratt Developments plc first considered the Cotgrave Regeneration Project we fully recognised the aspirations of our partners for both Cotgrave town centre and the colliery site to be redeveloped simultaneously.

A detailed market appraisal was carried out by both our internal sales team and Fisher Hargreaves Proctor (FHP) our Nottingham based property consultants. This appraisal was used to establish the revenues we could anticipate receiving for the properties on the colliery site. It was specifically highlighted to our sales team and FHP that the town centre was to be redeveloped into a desirable place to live, work, shop and play. This was to be taken into consideration when establishing the value of the proposed properties on the colliery site.

Our (then) Managing Director Mark Wright also stated during a number of meetings with our partners, how important he personally felt that the town centre redevelopment was to the overall project, and that it would increase the sales rate and prices of the properties on the colliery site.

We believe that commercially it is important that the town centre is redeveloped, due to the positive effect that this will have on the marketability of Cotgrave and the colliery site. We remain fully supportive of the town centre redevelopment.

Yours sincerely

John Dillon
Divisional Managing Director
North Midlands Division

Barratt East Midlands

2 Horizon Place, Mellors Way, Nottingham Business Park, Nottingham, NG8 6PY

Telephone 0115 900 7550 • Fax 0115 975 4650 • DX 741040 Nottingham 50 • Web www.barratthomes.co.uk

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Cabinet

16 April 2013

**Community Facilities Member Group: Review
Update and Proposals for Alford Road Pavilion**

5

Report of the Community Facilities Member Group

Cabinet Portfolio Holder – Councillor J A Cranswick

Summary

The Community Facilities Member Group has been reviewing Community Facilities, Rushcliffe Country Park and Sports Development as part of the Council's 4 Year Plan. An interim report to Cabinet in April 2012 identified a range of initiatives to increase income and reduce expenditure.

The savings target for the review was £40,000, with future potential savings in excess £75,000 identified.

This report presents a summary of the savings achieved to date and an update on initiatives which will lead to further savings from April 2014 onwards.

Initiative 10 was to further investigate the development of Alford Road sports Pavilion and potential transfer of management to Edwalton Football Club. This has been considered over the last 12 months by the Community Facilities Member Group, with the final meeting of the Group taking place on 21 March 2013. The options considered and Group recommendations are outlined within the body of this report.

Recommendation

It is **RECOMMENDED** that the following recommendations of the Community Facilities Member Group are approved:

- a) The financial savings of £52,600 arising from the review of community facilities are noted and commended
- b) That the principle of renaming West Bridgford Community Hall is supported, subject to consultation with the Cabinet Portfolio Holder for Resources on the proposed new name
- c) 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
- d) Rushcliffe Borough Council to continue to manage the improved facility, working closely with Edwalton FC as a key partner.

Details – Financial Savings resulting from the Review of Community Facilities

1. A range of initiatives have 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.
2. The table below shows where the savings have been achieved and the financial period they were incorporated into Council Budgets.

	<u>2012/13</u>	<u>2013/14</u>
Rushcliffe Country Park	£20, 000	£4,210
Community Facilities	£0	£28,390
Total	£20,000	£32,600
Cumulative Total		£52,600

3. Further initiatives have commenced and are anticipated to generate an additional £10,000 of savings which will be built into budgets from 2014/15. Examples include the introduction of a physiotherapy service from Gresham Sports Park, additional catering at Rushcliffe Country Park and increased income from Weddings and major celebrations.
4. Feedback from potential customers and commercial wedding partners is that the name of West Bridgford Community Hall is limiting the marketing potential for the facility and that the venue should be renamed. The Community Facilities Member Group was supportive of this proposal subject to consultation with the Cabinet Portfolio Holder for Resources.

Alford Road Football

5. The Alford Road changing pavilion was built in the early 1970s, however it is no longer fit for purpose. The showers were decommissioned in 2008, there are no female toilets, facilities for disabled users are poor and the facility cannot be used by children and adults at the same time, as it does not meet safeguarding requirements.
6. The site is hired regularly by four adult football clubs, a primary school, a rugby club and Edwalton FC who run 12 junior teams and 2 adult teams. Edwalton FC s use accounts for around 60% of the bookings on the site and the club are ambitious to increase in size and make Alford Road their 'home base'.
7. The potential to apply to the Football Foundation for funding has been explored. It has been established that the Foundation may fund around 50% of total project build costs if all technical requirements were met. However any grant would have conditions attached relating to the delivery of the football development and business plans. If the plans were not delivered to the

required level then the Council would need to take on responsibility for this provision or risk the Football Foundation funding being clawed back. This restriction would apply for a period of 21 years.

8. Given the potential risk and liability associated with external funding two different options have been developed. Option 1 would require Football Foundation funding, whereas option 2 would not be reliant on any external funding.

Option 1 – New Build Pavilion

9. Option 1 would involve the demolition of the existing building and replacement with a purpose built facility designed to meet the technical specifications required by the Football foundation. The estimated cost of this scheme is £675,000.
10. The new pavilion design would have a footprint of 505 square metres which is approximately 3 times the size of the current pavilion. It would include 6 team changing rooms, 2 officials changing rooms, a small office, spectator and player toilets (19) and a 70 square metre community room with associated small kitchen and storage.
11. The Football Foundation would require the scheme to be fully tendered and have planning permission in place prior to the funding application being submitted. As a result in order to retain this as an option for consideration planning permission was considered and granted on the 14th of March.

Option 2 – Refurbishment and Extension

12. Option 2 would consist of a refurbishment and extension of the existing pavilion and has been estimated at a cost of £350,000.
13. The refurbishment design would have a footprint of 260 square metres which is approximately 60% larger than the current pavilion. It includes 6 changing rooms, 2 officials changing rooms, a small office, spectator and player toilets (11), but no community room or kitchen.
14. Both schemes have the potential to be of great benefit to the local community, specifically by increasing junior footballing opportunities and providing facilities to meet the needs of female and disabled users.

Option Appraisal

15. The following table summarises the current cost position of the two different pavilion options.

Review of revenue costs for Alford Road			
Costs for Alford Road	Budget 2013/14	£350k Refurbishment RBC Management	£675k New build RBC Management
Employment	£13,200	£13,200	£13,200
Premises (ex NDR)	£12,000	£13,150	£18,850
Transport	£800	£800	£800
Supplies and Services	£28,400	£28,400	£28,400
Support Services	£9,400	£9,400	£9,400
Income	(£6,300)	(£10,000)	(£11,560)
Total Net Cost	£57,500	£54,950	£59,090

16. The above revenue estimates are based upon management of the facility by RBC.

Edwalton Football Club

17. Edwalton FC was formed as an adult club in 1991 and developed their first youth teams in 2007. They are an FA Charter Standard Club which means that they are accredited as meeting good practice standards of coaching, administration and child protection. They currently run 12 junior boys teams from under 6yrs upwards and 2 senior men's teams and have aspirations to expand from 14 to 24 teams over a period of 5 years.
18. A series of meetings have been held with Edwalton FC as the major hirer of the pitches to explore their use and potential management of the site. Whilst the club have confirmed that they are keen to manage the pavilion and grass pitches it is felt that at the current time they do not have the expertise and resources to fulfil this role.
19. It is, therefore, recommended that the Council continues to manage the new pavilion whilst working closely with Edwalton Football Club as a key partner to assist them in their development plans and the use of the facilities

Financial Comments

The current capital programme contains a provision of £384,000 for redevelopment work at Alford Road. This is made up of £274,000 Borough Council resources (special expenses) and provisional grants of £100,000 from the Football Foundation and £10,000 Section 106. It should be noted that these sums were set out to support a redevelopment scheme rather than a new build option.

In order to support the new build option, further sources of funding had to be investigated including the prospect of a significant grant from the Football Foundation of £300,000 and a grant from Sport England of £32,000. If awarded, the Football Foundation grant would have conditions attached relating to delivery of the football development and business plans. If plans are deemed not to have been met then this funding could be clawed back for a period of 21 years. In addition, meeting the full costs of the new build scheme is reliant on other income streams which, if not

delivered, will require further resources from capital contingency and increase the West Bridgford special expense.

If the recommendation to support the refurbishment and extension option costing £350,000 is approved, it is anticipated that this could be financed from the £274,000 provision in the current capital programme together with £54,000 identified Section 106 developer contributions. This totals £328,000 and the balance of £22,000 would need to be allocated from Capital Contingency. In the event of favourable tenders, any excess capital provision can be returned to Capital Contingency. If agreed, the capital programme will need to be amended accordingly.

This project is a special expense item and will be chargeable to the residents of West Bridgford by way of an annuity over the life of the asset. Of the total costs, £296,000 would form the special expense. It is anticipated that of this sum, £100,000 would be met by the in-year provision made within the Parks and Playing Fields revenue budget. The remaining £196,000 would be covered by an annuity chargeable to the residents at just under £7,000 per annum for 40 years (equates to just over £0.50 per annum).

The revenue costs of both options have been reviewed. The running costs associated with the option for refurbishment and extension can be contained within the current budget with a potential saving of £3,000 per year. If this option is approved, any savings will be formally quantified and built into future revenue budgets. If the new build option is pursued, income levels could increase by up to £5,000 but this would be more than offset by increased running costs resulting in an additional £1,500 per year.

Section 17 Crime and Disorder Act

The improvement works to the changing facilities will incorporate crime reduction measures within the design.

Diversity

The improvement works to the changing facilities will improve access for females and people with disabilities.

Background Papers Available for Inspection: Nil

Report of the Community Shaping Member Group

Cabinet Portfolio Holder – Councillor J E Fearon

Summary

1. The Community Shaping Member Group has reviewed the Council’s Arts and Events, Health, Energy and Environment services as part of the 4 year plan. The total budget for these areas is £292,700 and the identified savings target was £55,000.
2. The Group considered options to save money, increase income or do things differently. Savings of £44,880, which equates to 15% of the overall budget for the service areas has been identified as detailed in the following table

Service area	Year 1 2013/14	Year 2 2014/15	Member or Officer decision	
			Member	Officer
Arts and Events	£9975	£12,500	£9975	£12,500
Energy	£12,000	£4310	£16,310	
Environmental grants	£6095		£6095	
Annual Total	£28,070	£16,810		
Member/Officer Total			£32,380	£12,500
Cumulative Total				£44,880

Recommendations

It is RECOMMENDED that the following recommendations of the Community Shaping Member Group are approved:

- a. Reduce the funding allocation for events by £9975 in year 1 with a further saving of £12,500 in year 2. For year 1 this includes; Village Ventures funding from £5000 to £4000 (capped at that level). Reducing the budget for one off events by £1000, remove funding for Notts Arts Partnership £1500, youth assembly £4700, room hire £1000, play scheme support £600 and Radcliffe on Trent art competition £175;

- b. Trial the introduction of appropriate income generation mechanisms for all Borough events in 2013/14;
- c. Reduce the overall grant funding available for community groups for environmental projects from £7875 to £4000 (saving £3875) to reflect current demand.
- d. 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 £5723 in 2012/13 to £3500 for 2013/14; and
- f. 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.

Background Detail

3. Within the 4 year plan across Arts and Events, Health, Energy and Environment a savings target of £55,000 has been identified. Within the four areas there are five members of staff; one full time and four part time
4. In the initial Members meeting an update was given about the 4 year plan. Detailed reports were also circulated which outlined the current services that were delivered in each of the areas, this includes:
 - In Arts and Events the delivery of all the Boroughs Corporate events and one off events linked to National celebrations e.g. Olympics. The service also works with local communities, schools and voluntary organisation to facilitate the provision of arts activities.
 - In Health the delivery of a number of health projects e.g. MENDS, Change4Life, you call the shots and move and mingle. The projects are time limited and constantly evolving in response to the identified local health needs. The Officer is also involved with local events to promote health messages as well as delivering talks and presentations to local community groups and in schools.
 - In Energy support is provided to local residents, particularly the vulnerable, to access funding for energy saving methods for their home. Through a Local Authority Energy Partnership significant funding has been levered into Rushcliffe for the benefit of local residents. The Officer is also involved in all local events to promote energy saving messages.
 - In Environment financial support and expertise are provided to local community groups on the delivery of environmental projects. Advice is also given to local businesses on energy saving methods (including the Borough Councils buildings). Expert advice is given on all large scale planning applications that have any ecological factors to be considered.

5. The detailed information was taken away by Members for review and consideration prior to the next Members group.
6. At the following group meetings held in December a number of options were put forward by Officers on ways to save money, generate income and do things differently in each of the 4 service areas. Agreement was reached on options:
 - To be taken forward by Officers,
 - That required more information and further Member approval
 - Not to be progressed for various reasons.
7. Those options that required more information have now been explored in more detail by Officers and this report provides an update on the findings to date as well as the recommendations that require Member consideration.
8. The group gave a clear steer that they value the work and the outcomes achieved for the Borough by each of the service areas. The request was to maintain the current service to its existing standards as far as possible.
9. The group felt that the work done by the Health Development Officer had achieved some significant results and were happy for the service to continue. The option for further consideration is to explore opportunities for getting more grant funding through the Clinical Commissioning Group and other external partners.
10. Changes in legislation in the Energy Sector mean that the Local Authorities role in this area will be changing significantly. The Green Deal will come into force in April 2013, this is a new finance framework that will provide householders and businesses with the upfront capital to carry out energy efficiency improvements to their properties and repay it through their energy bills.
11. Currently a significant proportion (approx. 90%) of the Energy Officers time is taken up with identifying homes to have energy efficiency methods installed supported through various funding streams secured through the Local Authority Energy Partnership. The Green Deal will replace this and mean that the installation of energy efficiency improvements will be market led and it is likely that the Boroughs role will be to promote the Green Deal to residents. A more detailed report has been attached at **Appendix 1** about the Green Deal.
12. A detailed Strengths Weaknesses Opportunities and Threats (SWOT) matrix analysis has been completed to look at different options for income generation from Borough events. It is recommended that one or more of the following options are incorporated into future Borough events:
 - Charge the public an admission fee – this could be done where it is physically practical and financially viable. A charge could be considered if any new events are established.
 - Charge exhibitors for equipment hire e.g. chairs and tables – this cost is currently covered by the Borough Council but charging could be instigated for all future events.

- Charge exhibitors pitch fees – establish a commercial zone and pitch tariffs where it is appropriate – this could be piloted at Lark in the Park 2013. Alongside this the current trader rates for food suppliers to be reviewed on an annual basis.
 - Increase car park fees – a gradual increase in event parking charges over the next few years
 - Sponsorship – approach local businesses for sponsorship of Borough events with a menu of packages to suit different sized businesses.
 - Income from direct selling of merchandise or services – further scoping required identifying items that could be sold and extra services that could be offered.
13. Further work on the Borough Art collection has been carried out. The collection was valued in April 2003 at £142,110 and there are approximately 98 pieces. We have been advised that it is unlikely that, if sold at auction, the pieces would reach this estimated value and in 2008 a more realistic figure was likely to be £80,000 - £90,000. A short report is included at **Appendix 2** that gives a little more detail including; storage costs, insurance costs and legal restrictions on the sale of some of the items.
14. An update report from the Grantham Canal Partnership has been provided and this is attached at **Appendix 3**. This outlines the work carried out in the Borough in 2012. The Service Level Agreement (SLA) was reviewed at the start of 2012/13 and the annual allocation was reduced from £5723 to £3500 achieving a saving of £2223. Work will be done with the Grantham Canal Partnership to reduce the level of dependency on Borough Council funding over the next few years.
15. A reduction in the amount of grants and funding across the service areas is proposed at **Appendix 4**. This will result in a saving across the areas of £16,073 (Nature Support, Pond and Wetland, Bio diversity, Youth Assembly, Notts Arts Partnership, room hire, play scheme support, Radcliffe on Trent Arts competition and one off events). It is anticipated that this will have little impact on the level of service delivered in the borough as much of this is currently underspent. Future grant funding applicants will be asked to outline how they will ensure the sustainability of their project when the funding runs out.

Financial Comments

The savings target for the original review in the four-year plan was £55,000. This revised review now includes Environment, originally included in another review, however the target remains the same.

The options identified will achieve savings of £28,070 in 2013/14 of which £9,000 has already been identified in the 2013/14 budget process. Further savings of £16,810 are estimated for 2014/15 giving a total saving for this review of £44,880.

Although this falls below the target the potential for generating increased income is being explored but at this early stage of the process it is not possible to assess the level of savings these may generate.

Section 17 Crime and Disorder Act

There are no crime and disorder implications of this review.

Diversity

If implemented none of the options would have an adverse impact on any one group. The changes would apply to all Rushcliffe residents and in the case of the events to anyone attending those.

Background Papers Available for Inspection: NIL

The Green Deal

The Green Deal is a new finance framework that will provide householders and businesses with the upfront capital to carry out energy efficiency improvements to their properties and repay through their energy bill. This will be achieved by attaching a Green Deal charge to the electricity meter at the property concerned with the protection of the Green Deal "Golden Rule", that is, any charge attached must be less than the expected savings from the retrofit.

The Green Deal can be provided by commercial companies, social enterprises and local authorities, acting alone or in partnership. It will provide an opportunity to significantly improve the energy efficiency of local homes and businesses.

The introduction of the Green Deal in March 2013 will have a significant impact on the workload of the Energy Officer. Local Authorities have 3 options for the delivery of the Green Deal:

1. Provider - it is likely that this will only be feasible for large unitary authorities that have large housing stock and get finance at a cheap rate i.e. Nottingham city. They would need to use their reserves.
2. Partners - link with a private sector provider e.g. B&Q, this would involve promoting their service, them using the Borough councils logo and data sharing.
3. Promote - we would have limited involvement with Green deal but would promote the Government scheme and leave it to the market to sell the measures in the area and work with the Local Authority Energy Partnership to get grant funding where appropriate.

It is recommended that the Borough Council take on the role of promoter and that this group supports that decision and takes that to Cabinet for approval.

The impact of this decision is that the budget for Energy and Environment is reduced by £16,310.

**Rushcliffe Borough Council Art Collection
Update Report for Member Review
February 2013**

Total value (April 2003) - £142,110 (insured value of the collection and unlikely to be reached at auction - £80,000 - £90,000 would be more realistic)

Approximate number of pieces – 98

Annual storage costs (2 pieces at Newark and Sherwood) - £720.00

Annual insurance costs approx. £500

Number of pieces valued at £5,000 plus – 7

A database is currently being developed that details the location, value and photo of all the items in the collection. The majority of the pictures are in storage at the Civic Centre or on display there.

All the pieces in the collection are paintings apart from a mahogany grandfather clock which is located in the Mayors Parlour and valued at £10,000

With the exception of 2 items, which are on loan from the artist's estate, the Borough Solicitor has possession of documentation which asserts ownership of the works.

Grantham Canal Partnership Service Level Agreement update

Funding for the Grantham Canal Partnership for 2013/14 has been agreed at £3500. This is a decrease from £5723 in 2010/11, saving £2223. The Officer will work with the Grantham Canal Partnership to reduce the level of dependency on Borough Council funding over the next few years.

Background

The Grantham Canal Project (GCP) is 33 miles long and need to be viewed holistically as its vital water supply all comes from the Denton and Knipton Reservoirs at its eastern end, whilst its connection with the national waterway network lies within Rushcliffe in the west.

Rushcliffe

Specifically within Rushcliffe, key developments in 2012 have been:

- Work on the broken culvert at Owthrope has now been programmed in by British Waterways (BW). This is following the felling of 2 trees that had been preventing the restoration of the culvert.
- As a part of the A46 improvements the GCP and Grantham Canal Society (GCS), assisted by the Waterway Recovery Group and others, have ensured that the Highways Agency provides its new dual-carriageway Bridge 17a to the correct specification and that the canal bed and banks, around Bridge 17a, are also restored to the correct specification.
- Clearing the overgrown canal bed and Fosse Locks, to prepare them for the re-opening of the towpath / multi-user trail.
- As a direct follow-on to the 'Ecological Impact Study' of the GC and especially the 'Green Infrastructure Study' of the area between the River Trent and Cotgrave, the GCP has undertaken extensive negotiations over the future of the Cotgrave Colliery site. The principal outcome to date has been the demolition of Colliery Haul Bridge 14a, removal of redundant pipes etc. from the canal bed and the erection of a new Bridge 14 at a height appropriate to future navigation.
- Nottinghamshire County Council's 2012 acquisition of the Cotgrave Colliery Branch from Network Rail, for eventual conversion to a multi-user trail bridging the A52, is also a direct outcome of the GCP-initiated 'Green Infrastructure Study', undertaken in conjunction with RBC.

Communication

The GCP is very keen to develop the profile of the 'Grantham Canal Project' and, in particular, its 2-way communication with local communities. This is largely undertaken through the medium of the GCS and 2012 developments have included:

- A team of volunteer 'Grantham Canal Rangers' has been established, collectively covering the full length of the canal, responsible for acting as the 'eyes and ears' of the GC and building relationships with local residents, Parish Councils, village schools etc. It is early days and best practice is still

being identified but the GC management is convinced of the importance of this initiative.

- Presence of the GCS at an increasing number of Village Fetes etc.
- Examples of combined projects with local communities are at Hickling and Lady Bay. At Hickling, the GCS has worked closely with the private owners of the heritage Wharf and Warehouse - opening up the historic building to visitors on appropriate occasions.
- With the help of RBC, undertaking a pilot planting / seeding of the Wharf with wild flowers.
- The Grantham Canal website has been completely overhauled and relaunched and a new DVD of the canal has been produced.
- The need to contain printing and postage costs has led the GCS to replace the printed '*Grantham Canal News*' with an electronic newsletter '*Bridge*', published approximately 10 times per year, to a far wider circulation list.
- In October a well-publicised 'Discovery Day' was held at Woolsthorpe, offering boat trips and information about all aspects of the canal and 'the Project', together with refreshments and fun & games - and it is planned to make this an annual event.

Work outside Rushcliffe

- The GCS has taken over from BW the majority of the routine maintenance of the navigable 4-mile section from the A1 to Woolsthorpe. The GCP's heritage vessel '*Centauri*' is regularly used for this purpose.
- The GCS's trip boat, '*The Three Shires*', has enjoyed its 3rd successful season on this section.
- The GCS has funded the production and installation of a new set of top gates to Lock 18 [and is about to do likewise for the bottom gates].
- BW has loaned to the GCS Woolsthorpe Maintenance Depot, which has been restored and is now used as the base for its operations and boats.
- The GCS has purchased from BW, and restored to use, a dredger ['*Mudlark*'] and a further maintenance vessel ['*Earwig*'] - both ideal for restoration on the Rushcliffe section of the Grantham Canal.
- Members of the GCS, supported by Loughborough University students, have undertaken restoration of the Knipton Reservoir Feeder, to re-connect this water supply with the canal.
- Most significantly, the GCP / GCS have been successful in securing a Stage 1 grant from the Heritage Lottery Fund, to prepare a Stage 2 application for restoration of derelict Locks 12 - 15 at Woolsthorpe - currently the greatest barrier preventing the extension of navigation from Woolsthorpe to Rushcliffe. This is a very complicated task, currently the subject of protracted positive negotiations with the Canal & River Trust [successors to BW].

Personnel

- The GCP have been without a Regeneration Manager since mid-2012. Following the departure of the previous manager the GCS took the decision to postpone a permanent appointment pending future plans for the canal and in particular the arrangements for the HLF project.

Appendix 4

Grant	Budget 2012 /13 (£)	Spent 2012/13 (£)	Committed in 2012/13 and not yet paid (£)	Total Spent and Committed (£)	Total unspent and uncommitted (£)
Nature Support	1,000	561.79	200.01	761.80	238.20
Pond and Wetland	5,000	0.00	1,623.00	1,623.00	3,377.00
Community Food	0	332.40	400.00	732.40	0.00
Biodiversity Management	1875	237.50	637.50	875.00	1,000.00
Total	7,875	1131.69	2,860.51	3,992.20	4,615.20