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Direct dial 0115 914 8481
Email memberservices@rushcliffe.gov.uk

Our reference:
Your reference:
Date: 29 September 2014

To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 14 October 2014 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 9 September 2014 (previously circulated).

Key Decisions

4. YouNG Project

The report of the Chief Executive will follow.

Non Key Decisions

5. Rushcliffe Arena Development

The report of the Chief Executive will follow.

6. Property Disposal – Sale of Land, Commercial Road, Keyworth

The report of the Executive Manager - Transformation is attached (pages 1 - 8).

Budget and Policy Framework Items

None

Matters referred from Scrutiny

None

Membership

Chairman: Councillor J N Clarke

Vice-Chairman: Councillor J A Cranswick

Councillors R L Butler, J E Cottee, N C Lawrence, D J Mason, S J Robinson

Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble in the Nottingham Forest car park adjacent to the main gates.

Toilets are located opposite Committee Room 2.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

Microphones: When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY 9 SEPTEMBER 2014**

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

PRESENT:

Councillors J N Clarke (Chairman), R L Butler, J E Cottee, J A Cranswick, N C Lawrence, D J Mason, S J Robinson

ALSO IN ATTENDANCE:

Councillors Mrs D M Boote, S J Boote and B A Nicholls.
1 member of the public

OFFICERS PRESENT:

A Graham	Chief Executive
K Marriott	Executive Manager - Transformation
V Nightingale	Senior Member Support 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

11. Declarations of Interest

There were none declared.

12. Minutes

The minutes of the meeting held on Tuesday 1 July 2014 were approved as a correct record and signed by the Chairman.

13. Review of Leisure Specification

Councillor Clarke presented the report in respect of a review of the leisure specification. He stated that, following consultation, he had requested that there should be a review of the indoor bowling element of the proposed development to ensure that the Council made the right decision. He recognised that the development had to be value for money whilst meeting the needs of residents. He therefore proposed that the Leisure and Civic Relocation Member Group should reconvene and review the information in regard to the indoor bowling element of the specification. The Group would then present a report to Cabinet at its meeting on 14 October 2014.

Councillor Lawrence supported the recommendation but felt that this could have an impact on other elements of the specification. He believed that the Group should also review the specification for swimming. He asked that the report of the Member Group should include details of the cost implications of the options it presented to Cabinet.

In response Councillor Clarke assured Members that the Member Group would have all the detailed information and costs. With regard to swimming he stated that any changes to the present specification could have an impact on several elements of the design and that the architects would be invited to attend the Group's meeting. The Chief Executive clarified that the final costs of the project, or any element within that, would not be known until the project was subject to the procurement process and tested against the market. Following that exercise the Council would know if the costs could be contained within the affordability envelope that had been discussed with Cabinet.

In conclusion, Councillor Clarke stated that it was vital that Members reconsidered the specification to ensure that the right decision was taken for both residents and the Council.

RESOLVED that the Leisure and Civic Relocation Member Group be requested to:

- a) Review the requirements for indoor bowling at the Arena in light of representations made regarding the current and future demand, demographic changes, cost and other information;
- b) Provide a report of its findings to Cabinet at its meeting on 14 October. This report to identify and recommend
 - (i) the level of bowling facilities required in the design;
 - (ii) any consequential changes to other elements of the specification; and
 - (iii) any planning or other implications of accommodating change, including the likely impact on the cost of the development.

14. **Designation of Radcliffe on Trent Parish Neighbourhood Area**

Councillor Butler presented the report of the Executive Manager - Communities regarding an application by Radcliffe on Trent Parish Council to the Borough Council to designate the parish of Radcliffe on Trent as a Neighbourhood Area. Under Section 61G of the Town and Country Planning Act 1990, and in accordance with the Neighbourhood Planning Regulations 2012, the Borough Council had a duty to consider any Neighbourhood Area applications, taking into account the submission made to it and any representations received during a period of consultation. The Parish Council's letter and associated map had been placed on both the Borough and Parish Councils' websites and residents had been able to view a copy at the Parish Council's offices. The six week consultation had run from 30 June to 11 August 2014 and there had been no responses received.

RESOLVED that, in accordance with section 61G of the Town and Country Planning Act 1990, the application to designate the parish of Radcliffe on Trent as a Neighbourhood Area be approved.

15. Revenue and Capital Budget Monitoring 2014/15 – Quarter 1 Update

Councillor Robinson presented the report of the Executive Manager – Finance and Commercial regarding the budget position for the Council's revenue and capital accounts as at 30 June 2014. He stated that there was a projected underspend of £605,000 on the revenue account and £1,858,000 on the capital account for 2014/15. In the present economic climate and taking into account the many financial pressures on local authorities he felt that this gave a very positive message to residents.

Councillor Robinson further clarified that the underspend in respect of revenue was mainly due to increased income from garden waste and planning fees.

With regard to the capital budget the underspend was primarily due to requests not having been received for the release of the redevelopment loan to Nottinghamshire County Cricket Club or for the Borough Council's contribution to the works on the A453. As part of the Council's Treasury Management Strategy £500,000 capital budget was proposed for potential investments via Funding Circle, which provided loans to local businesses to promote economic development. Furthermore, a loan of £516,000 was proposed to enable Streetwise Environmental Ltd to purchase vehicles from the fleet.

Following a question, Councillor Clarke was informed that a further £125,000 for the A453 development was included in the 2015/16 Capital Programme.

Councillor Cranswick queried the variances in the programme relating to the Cotgrave Master Plan. He was informed that this was because the Council was in the process of acquiring three properties.

In respect of the loan to Nottinghamshire County Cricket Club Members were informed that the Club was reconsidering its options and requirements for the William Clarke Stand at the present time and that this would have an impact on when any requests for money would be received.

Councillor Butler was pleased to note that planning income had increased however, he felt that it was essential to ensure that the section was adequately resourced.

RESOLVED that:

- a) the projected revenue and capital underspend positions for the year of £605,000 and £1,858,000 respectively be noted;
- b) the increase to the Members' Community Support Scheme budget from £25,000 to £50,000 to be funded from the New Homes Bonus be approved; and
- c) the new capital budgets of £500,000 for Funding Circle and £516,000 for the loan to Streetwise Environmental Ltd be approved.

16. 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 Regulation 4 (2) of the Regulations on the grounds that it is likely that exempt information may be disclosed as defined in paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

17. Investment Opportunity – Potential Site Acquisition

Councillor Robinson presented the report of the Chief Executive regarding a possible investment opportunity.

RESOLVED that Cabinet authorises:

- a) the Chief Executive to submit an offer for the purchase of the landholding identified in the report in line with the figures detailed in paragraph 7.1.4. This offer to be subject to Council approval.
- b) that, if required, the Chief Executive, in consultation with the Leader, the Cabinet Portfolio Holder for Resources and the Section 151 Officer be authorised to increase this offer, ensuring the minimum projected return identified in paragraph 7.1.5, in order to secure this strategic asset.
- c) that, as required, this acquisition, and the resultant amendments to the 2014/15 Capital Programme, be referred to Council for approval.

The meeting closed at 7.30 pm.

CHAIRMAN

Report of the Chief Executive

Cabinet Portfolio Holder – Councillor J N Clarke

1. Summary

- 1.1. This report aims to update Cabinet on the current progress of the YouNG project, and outlines the method of future delivery. At its meeting on the 21 January 2014, the Community Development Group considered the current YouNG project and agreed that officers should look into ways to further develop the scope of the project and explore alternative funding opportunities. The following report contains information relating to such work undertaken by officers with regard to both these criteria.
- 1.2. Cabinet is therefore asked to review the work undertaken thus far and determine the future method of delivery for the project.

2. Recommendation

- 2.1. It is RECOMMENDED that Cabinet:
 - a) endorses the continued success of the YouNG programme;
 - b) supports the proposed interim delivery programme to support the development of the YouNG brand in partnership with the Local Enterprise Partnership, Schools, Colleges, Businesses and other Local Authorities;
 - c) supports the objectives, and approach of the Transformation Challenge Award Bid submitted to the DCLG;
 - d) refers the YouNG project back to the Community Development Group to further consider the outcome of the Transformational Challenge Award Bid and make recommendations back to Cabinet regarding the future commitment or otherwise of the YouNG project.

3. Reasons for Recommendation

- 3.1. The YouNG project is now in its third year, directly employing young people in partnership with the seven secondary schools of Rushcliffe. This initiative has

been extremely successful in both engaging with young people and developing the confidence and employability skills of each of the individuals, whilst also extending the reach of the Council through the provision of YouNG events and marketing material such as the market concept and health education literature shown at **Appendix A**.

- 3.2. More recently, a joint initiative between the Rushcliffe Business Partnership and YouNG to provide work experiences during the school summer holidays proved very successful. As a result of the initiative a total of 66 experiences were provided which would not have been previously available.
- 3.3. In order to build upon the initial success of the concept, it is proposed that an accelerated model of delivery is put in place to take advantage of potential grant funding and income opportunities. This will assist in further establishing the brand with both our established partners and emerging partners such as the Local Enterprise Partnership, the Rushcliffe Business Partnership and other local businesses, whilst also contributing to the target of creating 100 new apprenticeships within the Borough.

4. Supporting Information

4.1. The History of the YouNG Project

- 4.1.1. It is well documented that there are issues with the current careers guidance provision across the country, as highlighted in a recent Ofsted report, which concluded that only one in five schools were giving all their students detailed careers support. It is clear therefore there is more that can be done to support our young people in making the leap from education to employment.
- 4.1.2. Any decline in the aspirations and skills of the future workforce will have major long term cost and competitiveness implications for the UK economy. This is reflected in complaints from employers, that despite improving academic performance young people are often not ready or prepared for the workplace.
- 4.1.3. The YouNG project has been run by the Council since September 2012 and has successfully strengthened the engagement between the Council, schools, business and young people. Through the utilisation of social media tools there has been an increasing realisation that the concept and brand could be extended to assist with the careers support alongside the promotion of local work experience and apprenticeship opportunities. An improved, coherent and independent link between business, schools and young people will also increase the likelihood of school leavers making more informed choices and being better prepared for the world of work.
- 4.1.4. The initial cohort of seven young people, one from each secondary school within the Borough, designed the original brand and logo as one of their first tasks. The logo YouNG incorporates both the target audience of young people and the Nottinghamshire postcode.

- 4.1.5. Due to legal constraints, the YouNG group are only able to spend two hours per week in paid employment with the Council. During this time they undertake a number of set tasks aimed at improving their key employability 'soft' skills such as communication, confidence and presentation.
- 4.1.6. The group has now organised and hosted three YouNG market events in West Bridgford and Bingham and a fourth is currently being organised to take place on 29 November 2014. The interest in this concept continues to grow with both young entrepreneurs, the public, business and partner agencies. The last market held on the 5 July 2014 consisted of 26 stallholders and 15 performers. Following this event an enquiry has been received to utilise the concept and brand in a different area.

4.2. Nurturing Future Talent

- 4.2.1. Throughout the development of the YouNG concept, the Chief Executive has also been engaging and working with a number of local businesses and education leaders, operating under the working title of Nurturing Future Talent. This group has been keen to engage with local stakeholders and understand the problems from their perspective in order to provide a solution that is fit for purpose. There are several independent reports that highlight the fact that the business community often feel that young employees lack key skills relating to communication, self-management and confidence.
- 4.2.2. Through utilising existing links with the business community, it is clear that a network of business mentors could be established to advise young people on their career choices and what skills are necessary to succeed in those careers. As a result an inspirational mentoring session trial session was organised and held at Trent Bridge Cricket Ground in March 2014. The aim was to build a connection between young people and the businesses that operate around them. Over 80 young people took the chance to meet successful leading business figures and give their thoughts on the current careers provision. However, it was also evidenced that despite all the publicity regarding vocational apprenticeships that young people saw little option but to attend University or Further Education if they wished to succeed.
- 4.2.3. It was also evidenced by a survey taken on the day that there was a real interest in finding out more about the opportunities available to them, but that this was complicated and confusing. It was strongly indicated that a social media site designed and populated under the banner of YouNG would be popular, accessed and welcomed by young people (as illustrated in **Appendix B**).
- 4.2.4. Following this event a dinner was also organised for significant business leaders, Local Enterprise Partnership representatives, educationalists, councillors, parents and young people. This event again highlighted an overwhelming view that a different and new solution is required to bridge the world of work, business and education. In this regard the YouNG concept and brand was enthusiastically welcomed.

- 4.2.5. As a result it was agreed to combine the work of the Nurturing Future Talent group and the YouNG brand to establish if there was the interest and support from local business to initiate work experience opportunities for local young people during the school holidays. The initiative was launched at the YouNG market held in West Bridgford on 5 July 2014. By working with the schools a total of 122 young people registered their interest, 91 experience opportunities were generated from a total of 19 businesses and subsequently 66 experiences were matched and arranged.
- 4.2.6. This was a significant achievement within a very short space of time. This demonstrated that there is a demand and interest to provide experiences to young people from within an area. This activity currently complemented the support offered by the individual schools but it also raised the possibility that if these activities could be coordinated by an independent company working on behalf of the schools, business and young people that it was likely that a wider variety of experiences could be offered in the future.

4.3. Moving Forward

- 4.3.1. At its meeting on 21 January 2014, the Community Development Group considered the current YouNG project and agreed that officers should look into ways to further develop the scope of the project and explore alternative funding opportunities.
- 4.3.2. Since the meeting of the Community Development Group there have been two significant opportunities to develop the brand and concept beyond the Rushcliffe Boundaries.
- (i) Transformation Challenge Award Bid 2015: The DCLG has invited applications “encouraging places that have ambitious plans to work in partnership across the public sector and with the voluntary and community sector or private sector to redesign services”. As a result of this opportunity an application was submitted on the 1 October 2014 in an attempt to secure a total of £880,000 (£187,000 per annum) grant funding. This funding would be utilised to establish the YouNG brand concept through the formulation of a Community Interest Company. (See **Appendix C**).

The bid indicates that it would be the intention with our collaboration partners (Gedling, Newark and Sherwood) to develop further the social media site, careers support, mentoring and coaching and the YouNG market concept. The bid document required a detailed financial assessment of the proposal by utilisation of a financial model called the “New Economy Model”. Through the completion of the model it identified the funding level, financial impacts and the risks and sustainability of the project. It also detailed the outcomes that would need to be achieved, the payback period (4 years) and a breakdown of savings that would be made to the “public purse” stated as the “Net Present Public Value” which within our bid totalled £2.6m over the five

year life of the grant. The outcome of the bid is anticipated in early December.

- (ii) The bid identified that if successful it could provide the opportunity to share senior staff resources. However, this would require further consideration by members of the Council.

4.3.3. In addition the Chief Executive of the Local Enterprise Partnership has requested that the Council submit a proposal to deliver a programme of support which will result in 100 young people attending the East Midlands Business Conference to be held at the East Midlands conference centre in April 2015. A bid is currently being worked upon and an update will be presented at the Cabinet meeting.

4.3.4. It remains clear that the development of local employability skills for young people through both work experience and apprenticeships is required. However, currently there is little or no scope to further expand the concept of utilising a social media site to link business directly with young people unless additional resources are allocated. As part of the Council's commitment to generating 100 apprenticeship opportunities within the Borough, two apprentice roles have recently been agreed to assist in the further development of our social media capability and capacity. It is currently the intention to encourage them to develop the platform and content of the YouNG social media tool illustrated in **Appendix B**. This will be achieved by engaging the Rushcliffe Business Partnership whilst also working with and through the Schools and YouNG ambassadors to launch the site within the secondary Schools.

4.3.5. The posts will also be utilised to support the delivery of the LEP programme and/or be integrated into the Community Interest Company if the Transformation Challenge Award Bid highlighted at paragraph 4.3.2 is successful.

4.3.6. As a result of the current activity, it is strongly recommended that the YouNG project is referred back to the Community Development Group. This will both enable further consideration of the outcome of the Transformational Challenge Award Bid and enable recommendations to be made regarding the future commitment or otherwise of the YouNG project.

5. Other Options Considered

5.1. If no scheme is provided, there would be no solution to address the identified gap with regards to careers advice provision. This would not lead to the substantial reductions in youth unemployment and NEET levels that this report identifies could be achieved, and will leave our young people with identical problems to those faced today i.e. a mismatch between the skills available among the workforce and the skills in demand from business.

5.2. A continuation of the YouNG programme will lead to a number of benefits as documented by the Community Development Group, but without expanding

the brand as outlined in this report, there is a limit to the scope of the project and the level of support that can be offered.

6. Risk and Uncertainties

6.1. Major risks to the Council include:

6.1.1. Failure to secure the required amount of grant funding.

6.1.2. Failure to secure the calibre of young employees to adequately deliver the project.

6.2. Where risks to the Council have been identified, mitigating actions have been included in the risk register.

7. Implications

7.1. Finance

7.1.1. It is estimated that over the first five years of its operation the Community Interest Company will cost £935,000 to deliver of which £880,000 would be funded by the Transformation Challenge Award Scheme and £55,000 from income generated from the Company's operations.

7.1.2. As such, if awarded, the Transformation Challenge Award Scheme allocation will meet the Company's costs for the first five years of its operation. During this period the Company will need to focus not only on the successful delivery of services but also on delivering efficiencies and additional income streams to ensure that it remains sustainable in the long term.

7.1.3. As part of the bid to the Transformation Challenge Award Scheme the overall benefit to the public purse of the expanded YouNG programme Community Interest Company has been calculated £2.6m the majority of which would accrue to the DWP (through the avoidance of future benefit claimants) and the NHS. Savings for Rushcliffe would be £82k.

7.2. Legal

7.2.1. There are no legal implications arising from this report. Any legal issues from revised arrangements, such as the establishment of the Community Interest Company, will be dealt with in future reports.

7.3. Corporate Priorities

7.3.1. This project supports Council's agreed Corporate Strategy 2012-2016 priority to help children and young people to achieve their potential and make a positive contribution to society.

7.3.2. There are further links to the Corporate Strategy 2012-2016 priorities regarding partnership working and increased community involvement in decision making.

7.4. Other Implications

For more information contact:	Allen Graham Chief Executive 0115 914 8519 email agraham@rushcliffe.gov.uk
Background papers Available for Inspection:	Transformation Challenge Award Bid
List of appendices (if any):	Appendix A: Market concept and health education literature Appendix B: Social media site (website) Appendix C: Community Interest Company

Appendix A: Market concept and health education literature



SOLO
Runny Nose! Cough! Grazed Knee! Ache Throat!
SELF-CARE

ORACLE
NHS111
Unwell? Need Help? Confused? Unsure?
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THE WELL BEING
Ear Pain! Back Ache! Vomiting! Stomach Ache!
GP (DOCTOR) ROUTINE CARE

RED FLASH
Chest Pain! Fever! Bleeding! Bad Cuts!
EMERGENCY DEPARTMENT

ANGEL
AND NOT FORGETTING...
Stressed? Anxious? Skin Popping?
CONFESSIONAL SUPPORT
YOUR SCHOOL NURSE

SERGEANT STITCH
Cuts! Stitches! Burns! Blisters!
WALK-IN CENTRE


Prescripto
Diarrhoea! Hay Fever! Headache! Painful Cough!
PHARMACY (CHEMIST)

Emergency Department (A&E / ED)
The Emergency Department (ED) is for life threatening illnesses and injuries only. Being well is always the best. If you don't need to, you may be treated for a shorter time before it's your turn.
Open 24 hours, 7 days a week.
Walk-In Centre
Your walk-in centre can treat minor illness and injury.
NHS.org.uk/Walk-In-Centres for more info. See including medicines and Joint: 18 days between 7pm and 9pm only at certain times.
London Road, Nottingham NG2 2JA
Tel: 0115 853 8996 or call NHS111
GP (Doctor) routine care
Our GPs treat and advise when you're unwell.
• They provide medical advice, vaccines and prescriptions.
• It usually involves the GP or their home visits.
• Not all GPs are open on weekends or during school holidays.
One of hours: 0115 853 1111. For your nearest GP, visit www.nhs.uk
Pharmacy (Chemist)
Your pharmacist is a highly trained healthcare professional, and can give you advice on common illnesses and medicines you might need. Most will have a table that shows you other medicines you can swap to if the pharmacist is not opening.
Tel: 0115 853 8996. For your nearest pharmacy, visit www.nhs.uk
Call NHS 111
• It's free and available to call by mobile phone.
• If you don't have a GP to call.
• If you need medical advice or medicines about what to do next.
• If you need advice on what to do next about what you've been told to do. What you do to someone who can help. If necessary they can send an ambulance.
Self-care
• Many common illnesses and injuries can be treated at home.
• It's important to know when to seek help.
• Get plenty of rest and plenty of fluids.
• Keep a well stocked medicine cabinet.

Rushcliffe Health Centre
Rushcliffe Clinical Commissioning Group
FILL IN YOUR DETAILS...
My GP Practice name is: _____
My GP Practice telephone number is: _____
My emergency contact's name: _____
My emergency contact's telephone number: _____
Choose well **Young**

WHO YA GONNA CALL?
THE HEALTH WARRIORS OF RUSHCLIFFE

Appendix B: Social media site (website)




[f](#) [t](#) [y](#) [p](#) [in](#)

[Opportunities](#) [The team](#) [Gallery](#) [Competitions](#) [Events](#) [About](#) [Blog](#)

whats going on in rushcliffe

The Number One Barbers in Keyworth has been taken over and exciting changes are happening. There is now free WiFi, free tea and coffee and a Pick 'n' Mix selection, as well as longer opening hours, making it more convenient for you.



fashion challenge





Photo Competition




Bands Live Entertainment

In a band but stuck for ideas to get off the ground? Want somewhere where you can showcase your talents? we want to hear from you!

The next Young Market follows our successful event in the summer last year. It is our way of helping budding local performers to showcase their talents.

Fill in the [online form](#) if you want to perform at the YouNG Market. Closing date for applications is 20 January 2014!




There is a Nottingham Gathering and gig hosted by @roblooky@skytv and @mrothwatherton coming up in February! 34 hours ago

Remember to like us on Facebook for even more information about events and opportunities in Rushcliffe: [facebook.com/youngnetworkuk](#) - NM 15 hours ago











First day back from the holidays for me. Anyone else going back today? GN 3 days ago

Good luck to everyone who's going back to school, let's make it a fresh start! ELS 7 days ago

Check out @MattHumphries8 YouTube channel for covers and original songs. Just a 15 mins fantastic musician to check him out. SM 7 days ago




Available Apprenticeships

-  **Rolls-Royce** practical Engineering
-  **council** Assistant
-  **pirelli** Engineering
-  **HUW williams** Accountant
-  **bexons** Accountant
-  **brin tech** IT consultant
-  **toyota** Mechanical
-  **pirelli** Business
-  **Rolls-Royce** Technical Engineering
-  **Large creative** Interior design

Postcode [events](#)


rushcliffe business!




Six Serving Men
Web Developer
Designing and wireframing websites


Another Job
Accounting

Another Job




Business Competition











GROWING UP IN RUSHCLIFFE












Available workshops


-  **Business Name** Creative business
-  **Business Name** Print Services
-  **Business Name** Creative business
-  **Business Name** Marketing





Work Experience Vacancies


 Company Creative business learn more	 Company Design agency learn more	 Rolls Royce Engineering learn more
 Capital One Web design learn more	 Nottm Forest Cabinet maker learn more	 Proludic Accountancy services learn more
 Rushcliffe BC business consultant learn more	 College Education learn more	 6SM Marketing learn more

 **About YouNG**

Our group is an innovative partnership between Rushcliffe Borough Council and the seven Rushcliffe schools and academies. We're a group run by young people for the young people of our generation! Our aim is to support, guide and inform you guys.


Community Engagement Department, CIMo Centre, Pavilion Road, West Bridgford, Nottingham, NG2 5PE

☎ +44 (0)115 914 8356


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Expand



Young Network Group @YoungNetworkUK 4h
You've only got until tomorrow to apply for our #YouNGMarket, don't be the one to miss out! [youngnetworkgroup.org/young-market](#) - EK

9

Appendix C: Community Interest Company

1.1 What is a Community Interest Company?

- 1.1.1. A Community Interest Company (CIC) is a separate entity from a local authority, and is therefore able to operate in a more commercial way in order to realise income streams that would not be available if the project was to remain in its current form.
- 1.1.2. Any CIC is required to identify the community that it is intended to serve, in order to ensure that the social benefits listed are realised and that the focus on the social aspect of the company is maintained. Alongside the asset lock - which ensures that any assets for the company remain in the ownership of the company and cannot be transferred to directors - this serves to make sure that any surpluses generated by the company are re-invested for the benefit of the defined community.
- 1.1.3. It is intended that there will be an operational board consisting of representatives from each of the key stakeholder groups i.e. schools, business, local authority, young people etc.
- 1.1.4. The day to day operation of the company will require a number of posts to be created within the new company, and these will be filled through the employment of a mixture of apprentices and graduates.
- 1.1.5. These posts will liaise with business to generate work experience opportunities, co-ordinate the events and work with the mentoring network to regularly update the advice and guidance on the website. It is also crucial that the website is kept fresh and up to date to ensure the information remains relevant
- 1.1.6. The benefits of CIC status compared to the existing delivery model are detailed within the business case, but it is clear that it opens up alternative sources of income generation and will allow the business to operate in a more commercial way to grow and deliver the services outlined.

Report of the Chief Executive

Cabinet Portfolio Holder Councillor J N Clarke

1. Summary

1.1 At its meeting of the 9 September 2014, Cabinet, following continued user engagement, resolved that the Leisure and Civic Facilities Relocation Member Group should be convened to review the requirements for indoor bowling at the Rushcliffe Arena. The cabinet requested that the Member group provide a report of its findings to Cabinet identifying and recommending:

- (i) The level of bowling facilities required in the design.
- (ii) Any consequential changes to other elements of the specification.
- (iii) Any planning or other implications of accommodating change, including the likely impact on the cost of the development.

1.2 This report details the conclusions reached by the Member Group including a proposal for the retention of a six lane bowling hall and the option to further extend the learner pool as part of the Arena development.

2 Recommendation

It is RECOMMENDED that Cabinet considers the conclusions of the Leisure and Civic Relocation Member Group and:

- a) Agrees the revised specification attached as **Appendix Two** to reflect the inclusion of the retention of a six lane bowling hall and the two metre increase to the learner pool.
- b) Agrees the resultant overall scheme cost of £14.1m as detailed at **paragraph 7.1.2**.
- c) Authorises the Chief Executive, in consultation with the Leisure and Civic Relocation Member Group, to develop and submit revised plans for the Arena to Development Control in line with the revised specification and agreed overall scheme cost.
- d) Notes the revised procurement timeline, including future reporting requirements, detailed at **Appendix Three**.

3 Reasons for Recommendation

- 3.1 To ensure that there is clarity and transparency in respect of the specification and likely financial costs for the Arena redevelopment in meeting the current and future needs in line with the Councils adopted leisure strategy.

4 Supporting Information

- 4.1 As previously reported to Cabinet the Arena redevelopment is the first phase in adopting the revised leisure strategy agreed by Cabinet in January 2012 and incorporates the proposal to provide a combined leisure and administrative hub for the Council incorporating a range of sporting facilities including swimming, squash, health and fitness, a sports hall, snooker and indoor bowling.
- 4.2 As detailed at **Appendix One** a specification for the development was agreed by Cabinet on 13 May 2014 and plans, including a four lane indoor bowling hall, have been developed and submitted for planning approval on this basis.
- 4.3 Since this decision the Leader and officers of the Council have continued to engage with users and this consultation, combined with proposed future increases in housing outlined in the Core Strategy, resulted in Cabinet, on the 9th September, requesting the Leisure and Civic Relocation Member Group to revisit the level of indoor bowling that will be available at the new site along with any other consequential improvements that may be possible as a result of any changes being made.
- 4.4 The Leisure and Civic Relocation Member Group met to consider these issues on the 23 September and recommended that two alterations be made to the specification:
- That a six lane bowling hall be retained.
 - That, if funding is available, the width of the learner pool area be increased from eight metres to ten metres.
- 4.5 From discussions with the Design Team it has become apparent that the first of these options could be achieved through the retention of the majority of the current structure of the present bowling hall, albeit that such a solution would require a redesign of the Office and Civic elements of the development. Initial costings provided by the project's quantity surveyors, Turner and Townsend, indicate that such a scheme could be delivered for £14.0m compared to £13.9m for the current design.
- 4.6 The Member Group also requested that consideration be given to the financial and design consequences of increasing the width of the learner pool by a further 2m to provide a 13m x 5m beach area and a 13m x 10m learner pool. Since the meeting of the Member Group it has been confirmed that such amendments in the design would impact on both the ground and first floor elements of the building increasing the anticipated overall cost of the scheme to £14.1m.
- 4.7 In making their recommendations the Member Group considered and commented upon the impact of retaining the current bowls hall on the Office and Civic elements of the development. In particular they indicated that on

balance that they would be supportive of a revised design that would include the new Council Chamber and Committee Rooms being located on the ground floor with all other accommodation necessary to conduct the Councils business being potentially located on the first floor. However detailed plans for such an arrangement were not available at the meeting and it is therefore recommended that the Chief Executive undertake further consultation with the Member Group prior to the submission of revised designs to Development Control.

5 Other Options Considered

- 5.1 Instead of adopting the recommendations outlined in this report Cabinet could choose to either retain the current scheme or to only adopt elements of the proposals made by the Member Group. This impact of such changes on project costs and timelines are detailed below.

Ref	Bowling Lanes	Learner Pool (excl Beach)	Projected Cost (£m)	Building Operational
Proposed Scheme	6	13m x 10m	14.1	October 2016
Current Scheme	4	13m x 8m	13.9	Summer 2016
Only Extend Bowling	6	13m x 8m	14.0	Late 2016
Only Extend Pool	4	13m x 10m	14.0	Autumn 2016

6 Risk and Uncertainties

- 6.1 Any redesign will affect the timescales of the project previously reported to Cabinet and, as a result, if the revised specification at **Appendix Two** is adopted then, as shown at **Appendix Three**, building work is unlikely to commence prior to the summer of 2015 with the site becoming operational in late 2016.
- 6.2 Whilst inflationary pressures are included in the overall project costs it should be noted that any delays increase the risk that wider economic pressures will result in additional costs being incurred.
- 6.3 Whilst the retention of the current bowling hall will enable the level of provision to be increased it will reduce the level of flexibility for other uses which the current design achieved by an increase in ceiling height.

7 Implications

7.1 Finance

- 7.1.1 To progress this project the Council has engaged an external design team who have been developing plans for planning and construction purposes. While significant elements of this work would be unaffected by changes to the indoor bowling hall the Council is likely to incur additional costs in relation to the development of additional options and the subsequent rework of existing designs.

7.1.2 Initial cost analysis by the Council's Design Team indicates that a remodelling of the design to retain significant elements of the current indoor bowling hall can be delivered for £14.0m (including fees, contingencies and inflation) which is a slight increase from the £13.9m that has been projected for the current scheme. It should be noted that the inclusion of a two metre extension to the family pool would increase this cost to £14.1m (subject to further value engineering by the Design Team and Contractor).

7.1.3 It should be noted that, as with any building project, the overall cost of this development will only be finalised following the outcome of the tender to appoint the main building contractor for the scheme. As detailed at **Appendix Three** it is anticipated that the outcomes of this tender process and approval of the project will be considered by Cabinet in June 2015.

7.2 Legal

7.2.1 None

7.3 Corporate Priorities

7.3.1 The Arena redevelopment is a key element of the Leisure Facilities Strategy and supports delivery of the Council's corporate priority of maintaining and enhancing residents' quality of life.

7.4 Other Implications

7.4.1 Planning. In order to enable the specification for indoor bowling to be reconsidered the Council's planning application was deferred from the September meeting of the Development Control Committee. This process will be recommenced once suitable designs have been developed in line with the agreed specification.

7.4.2 Diversity and Equality. In determining the level of bowling provision within the Arena redevelopment Cabinet needs to consider the proposed increase in housing in the Borough and how such facilities can support demographic changes in communities and how such facilities can enhance the quality of life of older people.

For more information contact:	Name: Peter Steed Executive Manager -Finance and Commercial 0115 914 8567 email psteed@rushcliffe.gov.uk
Background papers Available for Inspection:	Cabinet Agenda 13 May 2014 Cabinet Agenda 9 September 2014
List of appendices (if any):	<ol style="list-style-type: none"> 1. Current Specification for Arena Redevelopment 2. Proposed Specification for Arena Redevelopment 3. Outline Project Plan and Key Dates

Appendix One

Specification for Arena Redevelopment Adopted by Cabinet 13th May 2014

Office

- Capacity to support 200 employees operating under flexible working conditions
- Mayor's Parlour, Leaders Office, Members Room
- Flexible Committee Rooms
- Flexible Council Chamber

Leisure

Swimming Hall

- 6 Lane 25m main pool
- 13m x 8m learner pool
- 13m x 5m beach area including fixed play equipment
- No movable floors
- Primary spectator seating from viewing area linked to the cafe.

Sports Hall

- Retention of Current 4 Court Sports Hall
- Explore possible linkage to bowling hall

Squash courts

- 3 courts including removable internal walls.

Health and Fitness

- Gym area sufficient to support between 125 and 150 stations
- 3 Dedicated fitness studios
- Sauna and Steam Room
- Provision of wellness studio space

Indoor Bowling

- 4 lane bowling arena including possibility of slight additional space to outside lanes.
- Ceiling height sufficient to enable out of season use as sports hall
- Explore possible linkage to sports hall

Other areas

- Café provision retained and improved
- No permanent licensed bar
- Shop and display space for leisure operator
- Multi-function room to support events / children's parties
- Retention of 2 snooker tables

Proposed Specification for Arena Redevelopment

Office

- Capacity to support 200 employees operating under flexible working conditions
- Mayor's Parlour, Leaders Office, Members Room
- Flexible Committee Rooms
- Flexible Council Chamber

Leisure

Swimming Hall

- 6 Lane 25m main pool
- **13m x 10m learner pool**
- 13m x 5m beach area including fixed play equipment
- No movable floors
- Primary spectator seating from viewing area linked to the cafe.

Sports Hall

- Retention of Current 4 Court Sports Hall

Squash courts

- 3 courts including removable internal walls.

Health and Fitness

- Gym area sufficient to support between 125 and 150 stations
- 3 Dedicated fitness studios
- Sauna and Steam Room
- Provision of wellness studio space

Indoor Bowling

- **6 lane bowling arena.**

Other areas

- Café provision retained and improved
- No permanent licensed bar
- Shop and display space for leisure operator
- Multi-function room to support events / children's parties
- Retention of 2 snooker tables

Outline Project Plan

Leisure Office Development Key Dates

Key member dates

- | | | | |
|----|-----------------|--------------|-------------------|
| 1. | 14 October 2014 | Cabinet | Design brief |
| 2. | October 2014 | Member group | Concept design |
| 3. | 19 March 2015 | DC Committee | Planning decision |
| 4. | June 2015 | Cabinet | Contract Award |

Key project timelines

Design completed		January 2015
Planning submission		December 2014
Planning decision	DC Committee	19 March 2015
Procurement and selection of Contractor		February 2015 – May 2015
Approval for works to be undertaken	Cabinet	June 2015
Start on site		July 2015
Build complete		October 2016

Report of the Executive Manager - Transformation

Cabinet Portfolio Holder Councillor S J Robinson

1. Summary

- 1.1. To consider the disposal of a strip of land at Commercial Road, Keyworth.
- 1.2. The land is surplus to the Council's requirements, as defined in the Acquisition and Disposal Policy.
- 1.3. The disposal of the land would provide a capital receipt of £16,500 and a further clawback, should there be an increase in the land value when sold for development.

2. Recommendation

The disposal of the strip of land at Commercial Road, Keyworth at market value be progressed, in accordance with the Council's Acquisition and Disposal Policy.

3. Reasons for Recommendation

- 3.1. As part of the Corporate Strategy, the Council is committed to maximising its property assets. The strip of land, as shown on the attached plan at **Appendix A**, is surplus to the Council's requirements, as defined in the Council's Acquisition and Disposal Policy.
- 3.2. The land has been identified by a third party to add to various parcels of land he has assembled over a number of years. He intends to dispose of the parcels of land to a local builder with the benefit of outline planning permission for a small housing development of five dwellings.
- 3.3. The land previously provided an access road to former business premises, which are now vacant. The access road is in a poor state of repair and has no alternative beneficial use.
- 3.4. The inclusion of the Council's strip of land within the proposed development would enhance the scheme, providing a mix of dwellings, including town houses, a detached family home and a detached bungalow (see **Appendix B**). Without the Council's access road, the scheme would be for five smaller town houses, due to having to create an alternative access road within the site (see **Appendix C**).

- 3.5. It should be made clear that the Council's land does not form a ransom strip to the applicant's assembled land, as the scheme can proceed without it.
- 3.6. It has been determined that the strip of land has a market value of £16,500 based upon a percentage of the uplift in value between the original scheme, including the Council's land and the alternative scheme without the Council's land. In addition, the Council will receive 33% of any further increase in value of the land when sold for development. The applicant has accepted these terms and wishes to purchase the land.
- 3.7. The strip of land forms part of a larger parcel of land owned by the Council, (see **Appendix D**) and is subject to an agreement with the health centre. Disposal of the strip of land is unlikely to have a material impact upon this agreement or the remainder of the land retained.
- 3.8. The strip of land is not used by the Council and has no alternative use. In addition, it is not visually appealing and would be a continued maintenance liability for the Council if retained.
- 3.9. The Council has an ambitious capital programme over the next few years and it is therefore prudent to investigate opportunities to increase its capital reserves.

4. Supporting Information

- 4.1 The scheme in **Appendix B** has outline planning permission, but needs the Council's strip of land to proceed. Housing in this area will assist housing targets and it will tidy up a semi-derelict area of Keyworth, bringing it back in to use.
- 4.2 In accordance with the Council's Acquisition and Disposal Policy, an asset needs to meet the following criteria to be deemed to be surplus. The strip of land meets all of the criteria set out, in line with the Asset Management Plan:
 - a) it makes minimal contribution to the delivery of the Council's priorities and services as demonstrated through the options appraisal; or
 - b) for investment properties, it does not generate sufficient income to be retained for investment purposes when compared to alternative rates of return estimated to be available in the longer term; and
 - c) it has no potential for future service delivery or strategic regeneration/ redevelopment or wider community purposes; and
 - d) the asset has no alternative use; or
 - e) an alternative asset has been identified which would achieve a more cost effective service delivery.

5. Risk and Uncertainties

- 5.1. Retaining the land would leave the Council with a long term maintenance liability.

5.2. Demonstrating that the Council has received best value is ensured via the clawback provision.

6. Implications

6.1. Finance

This sale will produce a capital receipt of £16,500 and prevent the Council being liable for the future maintenance costs of the land.

6.2. Legal

The strip of land forms part of a larger area of land owned by the Council, the whole of which is subject to rights granted to the Health Centre that the Council would retain going forward.

6.3. Corporate Priorities

Disposing of this land supports the Council's Corporate Priority '*Supporting economic growth to ensure a prosperous and thriving local economy*'. It enables an enhanced scheme of dwellings to be developed and brings under-utilised land back in to use. Additionally, the construction activity stimulates employment and spending in the local economy.


For more information contact:	Leanne Ashmore Service Manager Transformation 0115 914 8578 email lashmore@rushcliffe.gov.uk
Background papers Available for Inspection:	None
List of appendices (if any):	Appendix A – Location Plan Appendix B – Development Scheme including the Council's land Appendix C – Development Scheme excluding the Council's land



SALE OF LAND ADJACENT COMMERCIAL ROAD, KEYWORTH

APPROX. 185m²

SEPT 2014

N

 Scale 1:1250 @ A4

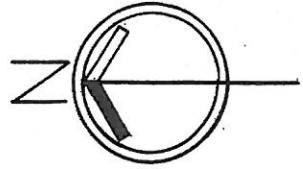


Rushcliffe
 Borough Council

Property Services (Estates)
 Rushcliffe Borough Council
 Civic Centre, Pavilion Road
 Trent Bridge, West Bridgford
 Nottingham NG2 5FE

Tel: (0115) 9819911 Fax: (0115) 9148452
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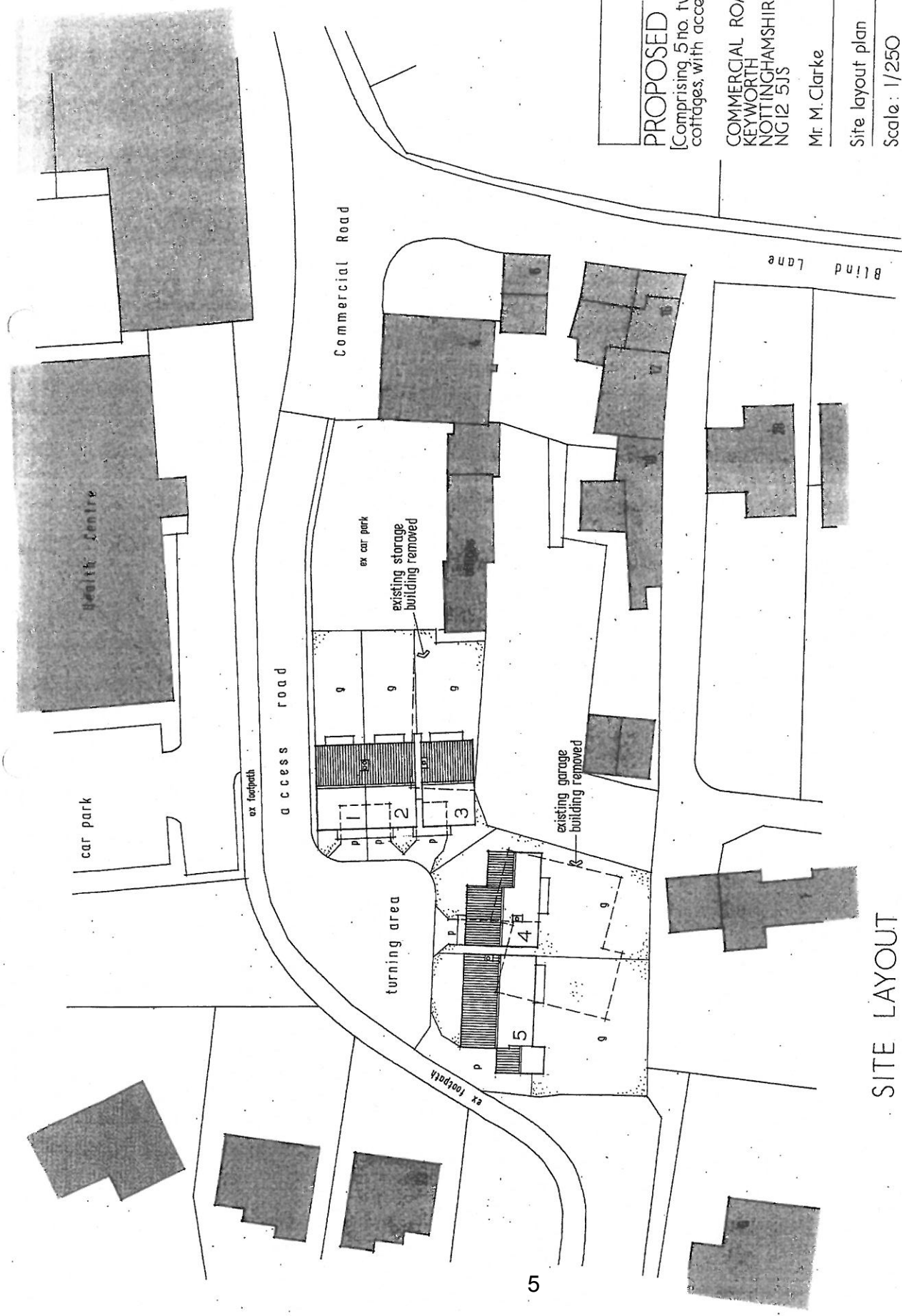


PROPOSED NEW HOUSING
 [Comprising 5 no. two and three-bedroom cottages with access road and turning.]

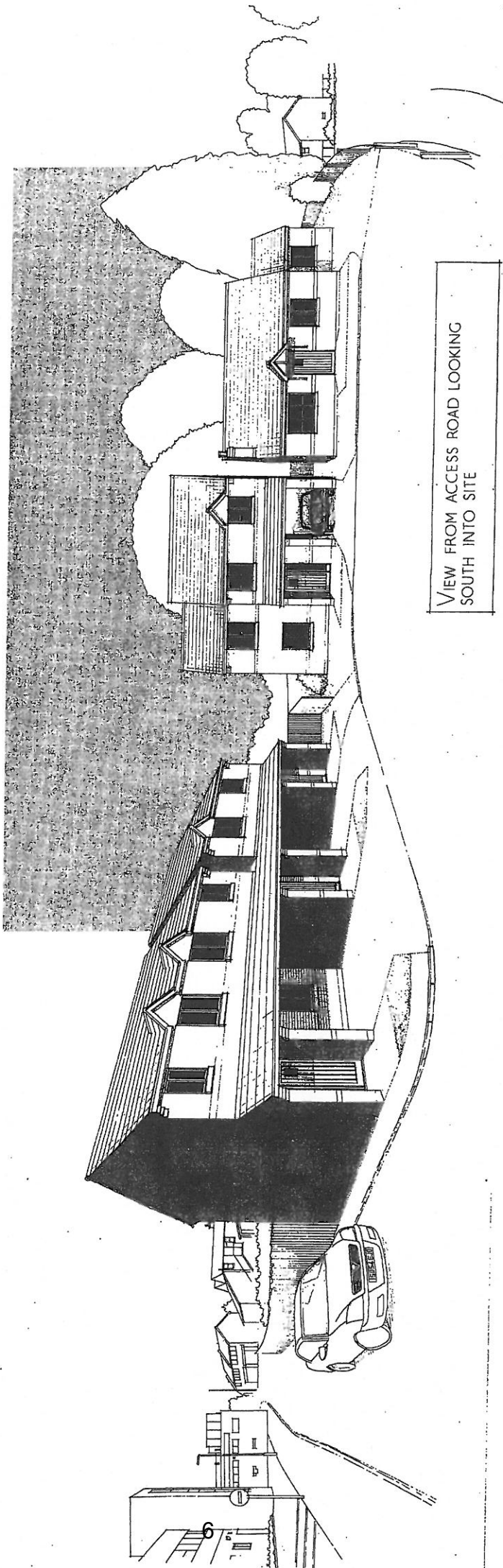
COMMERCIAL ROAD
 KEYWORTH
 NOTTINGHAMSHIRE
 NG12 5JS

Mr. M. Clarke

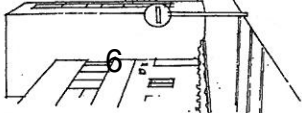
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Scale: 1/250	
Date: January 2013	

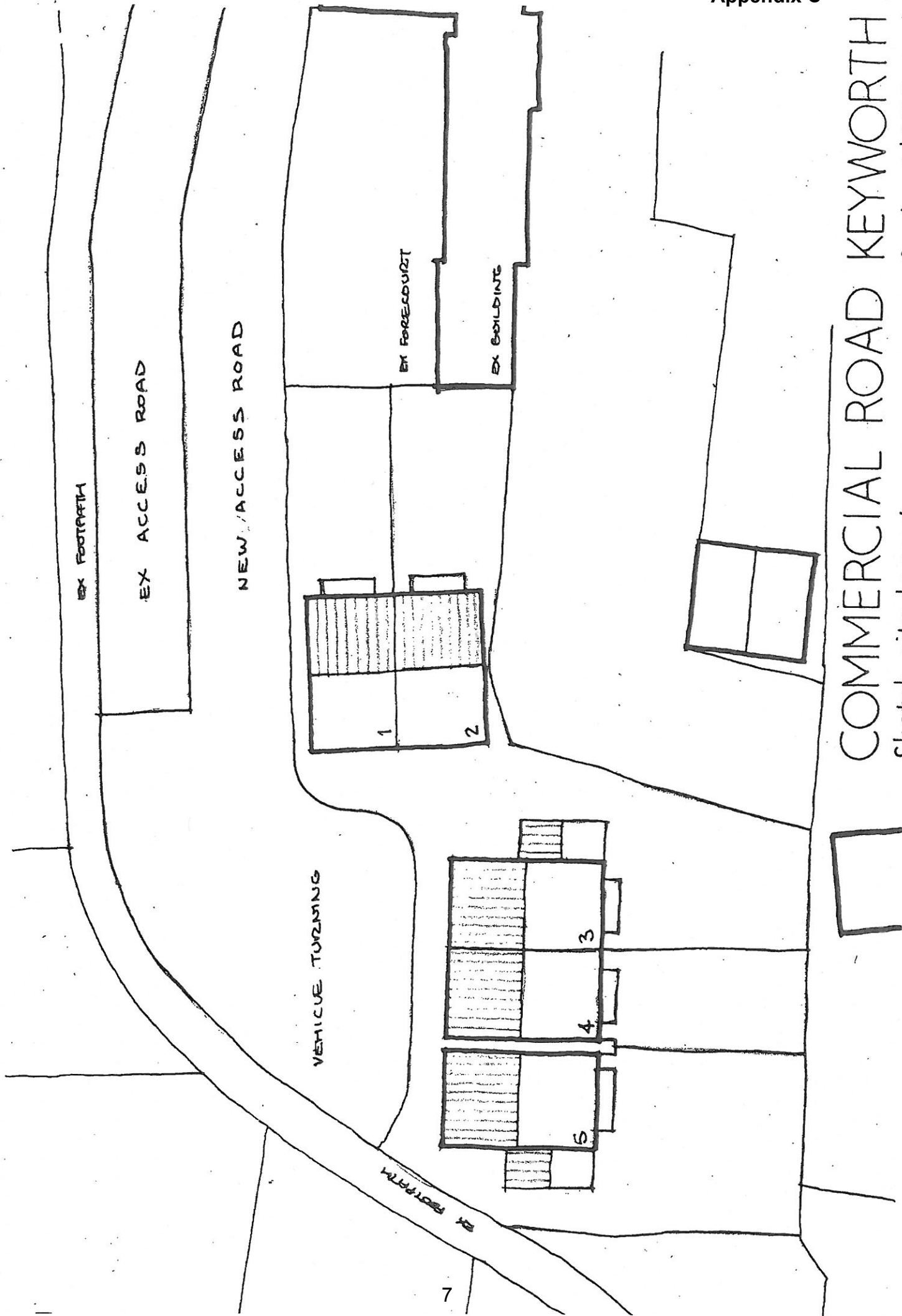


SITE LAYOUT



VIEW FROM ACCESS ROAD LOOKING SOUTH INTO SITE





COMMERCIAL ROAD KEYWORTH

Scale: 1/250

Sketch site layout

Land Registry
Current title plan

Title number NT400691
Ordnance Survey map reference SK6130NW
Scale 1:1250
Administrative area Nottinghamshire :
Rushcliffe

Appendix D



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