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

Our reference:
Your reference:
Date: 6 June 2016

To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 14 June 2016 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely



Deputy Monitoring Officer

AGENDA

1. Apologies for absence.
2. Declarations of Interest.
3. Minutes of the Meeting held on Tuesday 8 March 2016 (pages 1 - 5).

Non Key Decisions

4. Positive Futures

The report of the Executive Manager – Communities is attached (pages 6 - 10).

Key Decisions

5. Land Transactions Cotgrave

The report of the Executive Manager - Transformation and Operations is attached (pages 11 - 22).

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

It is RESOLVED that the public be excluded from the meeting for consideration of the following item of business pursuant to Regulation 4 (2) of the above 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.

7. Civic Marketing Exercise

The report of the Chief Executive is attached (pages 23 - 33)

Budget and Policy Framework Items

None

Matters referred from Scrutiny

None

Membership

Chairman: Councillor J N Clarke

Vice-Chairman: Councillor S J Robinson

Councillors: R L Butler, J E Cottee, D J Mason, R G Upton

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 8 MARCH 2016**

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

PRESENT:

Councillors S J Robinson (Vice-Chairman in the Chair), R L Butler, J E Cottee, N C Lawrence, D J Mason,

ALSO IN ATTENDANCE:

Councillors A MacInnes, G R Mallender, R M Jones.

OFFICERS PRESENT:

A Graham	Chief Executive
P Linfield	Executive Manager - Finance and Corporate Services
K Marriott	Executive Manager - Transformation
D Mitchell	Executive Manager - Communities
A Poole	Constitutional Services Team Leader
V Nightingale	Constitutional Services Officer

APOLOGY FOR ABSENCE:

Councillor J N Clarke

51. Declarations of Interest

There were none declared.

52. Minutes

The minutes of the meeting held on Tuesday 9 February 2016 were received as a correct record and signed by the Vice-Chairman following a minor amendment in paragraph one of Minute 45 – Bridgford Hall Procurement; Corona Park Hotel was amended to read Birchover.

53. Leisure Facilities Strategy

Councillor Cottee presented the proposals for reviewing the Leisure Facilities Strategy, and explained that the Strategy contributed to the Council's corporate priority of maintaining and enhancing our residents' quality of life. The current strategy, which ran from 2006 to 2016, was updated in 2011 following a 15 month review by a Cabinet Member Group.

He stated that it was important that the Council had an up to date Leisure Facilities Strategy in order to guide and help support future provision so that, as housing growth was delivered, facilities reflected the needs of residents and supported public health. He stated that the new Strategy would last for ten years and would be reviewed after five.

Councillor Cottee highlighted that, as there had been some notable achievements within the current strategy, the revision was deemed to be more of a refresh than a total rewrite. The provision of the new centre at the Arena site would achieve the Strategy's objective to reduce the number of leisure centres from six to five. He proposed that the Community Development Group reviewed the current strategy, as part of their normal work programme and report back to Cabinet in March 2017.

Councillor Robinson asked when the review would take place. The Executive Manager – Communities explained that the review would be discussed at the Community Development Group meeting in May 2016 as part of its scrutiny programme and would take place over a minimum of three meetings, reporting to Cabinet in March 2017.

Councillor Mason added that the timing needed to review the Strategy reflected the amount of work to be completed over the next year and the need to be forward thinking on such a comprehensive subject.

RESOLVED that Cabinet delegated responsibility to the Community Development Group to review the current Leisure Facilities Strategy and report back to Cabinet in March 2017, with a recommendation of an updated strategy.

54. **Draft Rushcliffe Waste Strategy 2016 - 2020**

Councillor Lawrence presented the draft Rushcliffe Waste Strategy and explained that the previous strategy ran from 2009 to 2015 and, whilst it was not a legal requirement to have a strategy in place, it was good to have one as a Waste Collection Authority. The previous strategy addressed the variety of waste for collection, and how to recycle it, whereas the new strategy focused on maintaining or improving Rushcliffe's recycling and composting rate whilst encouraging a reduction in residual waste.

He highlighted that Rushcliffe had an enviable record in regards to waste and recycling. The recycling2go service was awarded Beacon Status in 2007, and was one of the top performers in the national recycling and composting league tables for many years. It remained the top recycler across Nottinghamshire with a recycling and composting rate consistently around 50%.

Councillor Lawrence stated that the draft strategy covered the Council's role as a Waste Collection Authority. He explained that, disposal and related costs were the responsibility of Nottinghamshire County Council as the Waste Disposal Authority and Rushcliffe had limited influence in what could be collected and subsequently recycled.

Councillor Lawrence highlighted that the new strategy had been developed against declining rates of domestic recycling, as the effects of Government initiatives to reduce waste and packaging were seen. He also explained that, as the Council had little scope within Nottinghamshire County Council contracts to recycle more, they had conducted a PR campaign on a 'let's do it better' approach to encourage residents to recycle as much as they could.

He explained that the recycling of materials and clothes had also been considered as part of future service improvements although, as this resulted in additional costs to Nottinghamshire County Council as the Waste Disposal Authority, it was unlikely that this would be introduced in the short term.

Councillor Lawrence stated that the increase of the glass recycling scheme was a potential improvement, although currently 70% of available glass was recycled.

Councillor Butler supported the draft strategy, and added that Rushcliffe Borough Council had a good reputation among residents for how it dealt with domestic waste. He highlighted that he was proud of the garden waste recycling scheme and asked whether there was capacity to extend the service.

Councillor Lawrence explained that Rushcliffe Borough Council collected garden waste in the Newark and Sherwood District Council area, using spare capacity, which generated additional income. He also highlighted that take up rates of the garden waste bin in Rushcliffe had increased. Every new property built joined the scheme as a green bin was delivered to them. He was pleased to say that existing residents continued to sign up to the scheme, although there could be a slight decline as the fee was to be increased.

Councillor Mason highlighted that the new strategy focussed on partnership working and greater collaboration, and welcomed the arrangement with Newark and Sherwood District Council being replicated with other local authorities.

Councillor Robinson asked whether the contents of fly tipping were recycled. Councillor Lawrence explained that this was the responsibility of StreetWise, although the contents were examined and recycled where possible. He highlighted the successful recycling of batteries, which was an initiative conducted by the Council and not disposed of through Nottinghamshire County Council.

Councillor Robinson asked whether a reduction in the size of the general waste (grey) bin had been considered. Councillor Lawrence explained that Nottinghamshire County Council would like to see this happen although there was less support in Rushcliffe Borough Council. The outcome was awaited of a 2017 pilot in a Nottinghamshire district where Nottinghamshire County Council was grant funding an authority to bring in green waste recycling free for the next couple of years whilst reducing the residual bin size by 70 litres.

RESOLVED that the Waste Strategy 2016 - 2020 be approved.

55. **Disposal of Electricity Substations**

Councillor Robinson explained that Western Power Distribution had approached the Council requesting the purchase of the 32 electricity substations in the Council's ownership. He referred to the Council's Asset Disposal Strategy and explained that the assets were classed as surplus as they did not contribute to the Council's priorities or services. He proposed that the 32 substations were disposed of to Western Power Distribution.

Councillor Mason supported the proposal and asked whether any of the sites could be used for housing development. The Executive Manager – Operations and Transformation explained that, for any future development an alternative site would need to be offered. For example, there was a substation on the Arena site – although the Council’s future interest would be protected by a ‘lift and shift’ clause in the agreement.

RESOLVED that the 32 electricity substations detailed in paragraph 4.1 are disposed of to Western Power Distribution for the price of £112,000 (£3,500 per site).

56. Business Rates Pooling Update

Councillor Robinson explained that Cabinet had, at its meeting in October 2015, resolved to ratify the decision of the City of Nottingham and Nottinghamshire Economic Prosperity Committee to retain the entire pool surplus generated in 2013/14 for use by the Combined Authority, and to retain 50% of the pool surplus generated in 2014/15 to support set-up and preparation costs for the Combined Authority and to distribute the remaining 50% to Pool members.

The Chief Executive explained that it was the intention that the set-up of the Combined Authority would continue to timescale.

Councillor Mason supported the allocation of funds to the Combined Authority.

RESOLVED that funds allocated for use by the Combined Authority could be used by the agreement of the Economic Prosperity Committee to support set-up and preparation costs for a Combined Authority.

57. Revenue and Capital Budget Monitoring 2015/16 – Quarter 3 Update

Councillor Robinson presented the budget position for revenue and capital as at 31 December 2015. The projected outturn detailed a variance in the revenue account of just over £1million. He explained that the major contributing elements were additional income from Planning fees of £100,000 and investment of £200,000. £86,000 that had been allocated for contingencies had not been required.

He highlighted that Appendix C detailed the Capital programme which had a projected underspend of £2.8million. It was noted that a major contribution to this underspend was the delays to the Bridgford Hall refurbishment and the Arena development. Also the £500,000 funding circle facility had not been called upon.

Councillor Robinson explained that this report presented a positive picture and that the majority of the underspend was created by the specific timing of projects and recognised that with such large projects it could be challenging to tie down the detail.

Councillor Butler highlighted the increased income from Development Control activity and related impacts of a buoyant economy. He remembered that earlier in the year there had been concerns regarding resource capacity to

cope with demand, and praised the Development Control team for being flexible and for putting steps in place to ensure that demands were met.

Councillor Lawrence highlighted that some Members would find it embarrassing that there was a £1million underspend. He asked whether, having looked at the papers for the Council meeting, there remained plans to withdraw £998,000 from the balances. The Executive Manager - Finance and Corporate Services assured Members that funding would not be drawn from balances and surpluses would be transferred in.

RESOLVED that Cabinet:

- a) noted the projected revenue and capital underspend positions for the year of £1,037k and £2,804k respectively;
- b) approved anticipated use of the underspend from the Organisation Stabilisation Reserve for temporary support in 2016/17 and 2017/18 of £80k (in total for the 2 years) for Economic Development (paragraph 4.3); and
- c) approved the carry forward of the anticipated underspend of £0.5m for Funding Circle loans to be added to the Asset Investment Strategy Fund going forward. Such loans will still be accommodated from the fund, if required (paragraph 4.5).

58. 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 above 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.

59. Edwalton Golf Course - Glendale Contract Extension

Councillor Cottee presented the report of the Chief Executive regarding the extension of the Glendale Contract.

RESOLVED that Cabinet extends the current Glendale Contract until 2025 subject to agreement in respect of payment profiles and termination clauses being agreed by the Chief Executive in consultation with the portfolio holders (Finance and Communities).

The meeting closed at 7.40 pm.

CHAIRMAN



Rushcliffe
Borough Council

Cabinet

14 June 2016

Positive Futures

4

Report of the Executive Manager – Communities

Cabinet Portfolio Holder Councillor J E Cottee

1. Summary

- 1.1 At Cabinet on 4 December 2012 a decision was made that the Positive Futures project should continue for a further 4 years and that the geographical scope of the project should be extended beyond Cotgrave.
- 1.2 In the period from January 2013 to date the Positive Futures programme has been successfully delivered in Radcliffe on Trent, Bingham and Keyworth, supporting 695 unique individual young people (some attending over a number of years) with a range of interventions such as accreditations, educational workshops, sports/arts activities, mentoring and personal action planning.
- 1.3 The current Positive Futures programme is scheduled to operate until December 2016. This report presents a proposal for the future delivery of Positive Futures within Rushcliffe from January 2017 onwards.

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) Supports the extension of the Positive Futures programme from January 2017 to December 2020 (4 years delivery) at a cost of £110,000 per annum and forwards this for approval by full Council in view of the change to the budget.
- b) Supports the targeting of Positive Futures work to young people aged 9yrs and above within the catchment areas of East Leake Academy, South Nottinghamshire Academy, South Wolds Academy and Toothill School;
- c) Delegate authority to the Executive Manager - Communities in consultation with the Portfolio Holder for Community Services to establish agreed targets for performance monitoring and approval of any future amendments to the focus of the project.

3. Reasons for Recommendation

- 3.1. A proposal has been received from Nottinghamshire County Cricket Club to deliver Positive Futures within Rushcliffe from January 2017 in four geographical areas at an annual cost to Rushcliffe Borough Council of

£110,000. This represents an increase of £20k per annum from the current agreement, reflecting both the additional costs of extending delivery to a fourth geographical area and the actual costs to Nottinghamshire County Cricket Club of delivering the programme across multiple locations.

- 3.2. The performance of Positive Futures has been scrutinised closely throughout the duration of the current agreement and found consistently to be of a high standard, meeting the targets set. Monitoring has been through three main mechanisms namely;
- i) officer meetings reviewing quarterly reports submitted by Nottinghamshire County Cricket Club
 - ii) bi-annual scrutiny meetings with the Portfolio Holders for Community Services and Finance/Commercial
 - iii) scrutiny through Partnership Delivery Group on 15 October 2014 and scheduled for 6 July 2016
- 3.3. Positive Futures has received high praise from schools and parents for the beneficial impact it has made supporting young people to remain in school and improve their behaviour.
- 3.4. **Appendix A** provides a summary of performance against the targets set within the current agreement with Nottinghamshire County Cricket Club. The data reported is up to the end of March 2016 with further delivery scheduled throughout the remainder of the year. Performance is strong and it is expected that targets will be met or exceeded.
- 3.5. Additional work delivered by Positive Futures but not recorded against the targets set includes; primary school PE sessions pre-transition to secondary, delivery of sports activities to 250 young people at annual Scouts Camps, supporting a group of year 11 boys on the verge of exclusion to remain within school (all sitting exams), and running a 'sexual exploitation group' educating young people about the potential dangers of the internet

4. Supporting Information

- 4.1 The delivery proposal from Jan 2017 targets work within four secondary schools and associated catchment areas providing a wide geographical spread across Rushcliffe. The programme would retain both open access for all young people (aged 9 and above) and dedicated support to a cohort of referred young people. The proposed programme consists of:
- o Partnership development with the YouNG programme
 - o Physical wellbeing support
 - o Crime prevention/personal safety initiatives
 - o Sexual exploitation/online bullying
 - o Transition project (closing the gap)
 - o Future Talent & mentoring programmes
 - o Accreditations, ready for work NEET support
 - o Sports/arts activities & competitions (holidays/out of school)
 - o Community pride
 - o Residential / Celebration event

- 4.2 Subject to approval of the proposal, a range of performance targets will be developed and agreed with Nottinghamshire County Cricket Club which will be monitored quarterly by officers, through six-monthly scrutiny meetings with the Portfolio Holder for Community Services and an interim review by Partnership Delivery Group.

5. **Other Options Considered**

- 5.1 To reduce the level of funding provided by Rushcliffe Borough Council. This would result in a reduced scope of the project in terms of depth of content and/or geographical areas. This option has been discounted as there are economies of scale from operating across a number of locations with a comprehensive programme. Furthermore withdrawing from an area would negate the benefits which are now being more fully realised due to the programme becoming embedded within communities.
- 5.2 To apply for partnership/external funding towards the cost of the programme, thereby reducing the cost to Rushcliffe Borough Council. It would be difficult to secure significant levels of partnership funding and this would require a long lead in period. The requirements of other funders would also impact on the outcomes of the project. This option has been discounted as it would be unlikely that funding would be secured before December 2016 resulting in the close down of the project and loss of staff.
- 5.3 To cease funding the project. This would result in the project within Rushcliffe closing down. This option is not recommended due to the successful history of the programme to date and its' contribution to the Councils Corporate task to '*Facilitate activities for Children and Young People to enable them to reach their potential*'.

6. **Risks and uncertainties**

There is a risk that delivery targets are not achieved by Positive Futures if partner agencies withdrew from the programme or there was a loss of engagement with referred young people. This is not identified as a significant risk due to the programme of network meetings and employment of experienced staff.

7. **Implications**

7.1 **Finance**

- 7.1.1. The current and previous Positive Futures Programme has been funded through conversion of loan to grant at £90k per annum. The new proposal is to mainstream the funding within the revenue budget.
- 7.1.2. In accordance with Financial Regulations changes to the budget should be approved by Full Council. The Council has a projected £1.19m deficit and a further £0.110m per annum will increase the deficit position.

7.2 Legal

- 7.2.1 The new Positive Futures programme (if approved) will be supported by a service level agreement entered into by Rushcliffe Borough Council and Nottinghamshire County Cricket Club. This agreement will incorporate a break clause for both parties providing a minimum of six-months' notice.

7.3 Corporate Priorities

- 7.3.1 Positive Futures contributes directly to the corporate priority of *'Maintaining and enhancing our residents' quality of life'*, specifically in relation to the strategic task to *'Facilitate activities for Children and Young People to enable them to reach their potential'*.

For more information contact:	Name: Dave Mitchell Job title: Executive Manager - Communities 0115 914 8267 email dmitchell@rushcliffe.gov.uk
Background papers Available for Inspection:	Proposed delivery model Positive Futures January 2017 (Trent Bridge Community Trust) Case studies of successful Positive Futures interventions
List of appendices (if any):	Appendix A - Positive Futures delivery targets (2013-2016) and performance to end March 2016

Positive Futures delivery targets (2013-2016) and performance to end March 2016 (further delivery will take place during March - December 2016)

Output	Target over 4 years	Delivery total (March 2016)
Mentor support – provision of 1-2-1 guidance and support to agree and follow personal action plans to improve behaviour and achievement	325	245
NEET's (Not in Employment, Education or Training) supported into work, education or training	40	77
Peer mentors – young people trained up to assist with delivery of sessions	22	26
Accreditations – formal qualifications gained such as ASDAN awards, first-aid or coaching	240	257
Participation opportunities (out of school and holiday activities) which are available to all young people within the community	450	827
Tournaments – fun sports competitions between positive futures groups from other areas	20	11
Community Pride events – delivery of physical improvement works identified by local communities e.g. new flower beds or decorative painting of fences	13	9
Residential visits – outward bound style activities to develop relationships, self-esteem, reward achievement and take part in educational workshops	3	2
Celebration evenings – annual events organised by the young people and held at Trent Bridge Cricket Club to celebrate achievements with parents and other partnership groups	3	2

Report of the Executive Manager - Transformation and Operations

Cabinet Portfolio Holder Councillor S J Robinson

1. Summary

- 1.1. In December 2015, Cabinet agreed the allocation of £2.5m from the Asset Investment fund in addition to previous funding to further support the regeneration of Cotgrave Town Centre and the delivery of industrial units on the colliery land.
- 1.2. This report covers the principles for the Heads of Terms negotiated for the land swaps required to bring the town centre scheme to fruition.
- 1.3. The Cotgrave Strategic Board oversees the progress of this project and reviewed and supported these principles at its May meeting.

2. Recommendation

It is RECOMMENDED that, to enable the delivery of a new Multiservice Centre in Cotgrave and the regeneration of the town centre, Cabinet

- a) supports the land swap principles between the public sector partners (Rushcliffe Borough Council, Nottinghamshire County Council and Nottinghamshire Police) in line with the Government's One Public Estate policy;
- b) agrees the lease of land to the Belvoir Health Group for the delivery of new health centre provision in Cotgrave with the recommended restrictions on title;
- c) agrees the long leasehold of part of the Multiservice Centre to Cotgrave Town Council;
- d) agrees to the acquisition of 11 houses on Scotland Bank from Metropolitan Housing at a peppercorn value;
- e) supports the principle of landswaps with Metropolitan Housing for the acquisition of the remaining 3 houses on Scotland Bank and parking land behind Scotland Bank and receives a future report on these negotiations;
- f) delegates the completion of negotiations to the Chief Executive and S151 Officer in consultation with the Portfolio Holder for Finance and Economy (Deputy Leader).

3. Reasons for Recommendation

- 3.1. The Borough Council acquired a large proportion of Cotgrave town centre (Candleby Lane shopping centre) in 2012 but there are still many other land owners in the town centre area. Over the last few years, Metropolitan Housing has acquired the houses that were not in its ownership, on behalf of Rushcliffe Borough Council. This was funded through a combination of Rushcliffe Borough Council and external grant funding. The current land ownership plan can be found at **Appendix 1**.
- 3.2. Following several public consultations, the successful securing of external funding and the allocation of Rushcliffe Borough Council Asset Investment funding, the indicative masterplan at **Appendix 2** has been developed. Currently, detailed design work is being drawn up ready for an anticipated planning application to be submitted in August 2016. (For more details of the funding package secured see Item 4 of the 8 December Cabinet agenda.)
- 3.3. As can be seen from the masterplan at **Appendix 2**, there are several key property issues involved in developing the site. Namely:
 - 3.3.1. The demolition of Scotland Bank, currently in the ownership of Metropolitan Housing. Eleven of the properties have been acquired using grant funding, three were previously owned by Metropolitan
 - 3.3.2. The development of a new multiservice centre on the site of Scotland Bank which will house health provision, library, police, town council and a Rushcliffe Borough Council contact point
 - 3.3.3. The demolition of the current health centre, library and police station
 - 3.3.4. The creation of new parking areas and public realm (town square) at the front (south) of the shopping parade and Co-op to provide visibility and accessibility to the shops and new multiservice centre.
- 3.4. The land swaps and leasehold arrangements detailed below are the result of extensive negotiations and viability discussions in view of the current austerity measures affecting the public sector, and the One Public Estate work led by the Cabinet Office.

4. Supporting Information

4.1. Properties on Scotland Bank

- 4.1.1. Cabinet previously agreed the funding for the acquisition of eleven properties on Scotland Bank, by Metropolitan Housing. Metropolitan would then manage the properties and any net income from the properties would belong to the regeneration scheme.
- 4.1.2. It is now recommended that Rushcliffe Borough Council acquires the whole site owned by Metropolitan and outlined on the plan at **Appendix 1**. The eleven properties previously purchased with grant funding will be acquired for a nominal consideration. The remaining three properties (originally owned by Metropolitan) are being valued with the land to the rear with the recommendation that rather than

acquiring this land through capital outlay, a landswap arrangement with Metropolitan is explored to no more than the value of the three properties and land. These valuations and negotiations are underway and it is recommended that Cabinet delegates this piece of work to the Chief Executive in consultation with the Portfolio Holder for Finance and Economy (Deputy Leader) to bring to a conclusion and be reported in a future report back to Cabinet.

4.1.3. The properties will be demolished and will form the site for the new multiservice centre.

4.2. One Public Estate

4.2.1. Over the last 2 years, public sector partners in the Nottinghamshire area have been part of a One Public Estate project led by Nottingham City and Nottinghamshire County councils. The objectives of One Public Estate are to:

- Deliver more integrated and customer focused services
- Create economic growth
- Reduce running costs
- Generate capital receipts.

4.2.2. The Cotgrave town centre public sector partners have been working together as part of the One Public Sector approach and whilst there won't be any capital receipts generated as part of the scheme, there are many other benefits in the form of social, employment and regeneration improvements to the town. The first three One Public Estate objectives will be supported by the creation of a new multiservice centre for public sector partners and health.

4.3. In the interest of simplicity and clarity, the principles of the land deals agreed subject to Cabinet endorsement are detailed below, partner by partner. They are also set out in the table in **Appendix 3**.

4.4. Rushcliffe Borough Council and Nottinghamshire County Council – also subject to Nottinghamshire County Council Committee approval.

4.4.1. In return for putting its land into the scheme, Nottinghamshire County Council will receive a new library facility on a long lease at a peppercorn rent. Utilities and service charges will be payable on a pro rata basis. The library will be operated by Inspire, Nottinghamshire County Council's library services company, and Rushcliffe Borough Council will operate a contact point from within the library area. This will enable RBC to provide a similar service to that provided from Bingham Health Centre, Monday-Friday, 9-5pm. This will enable Inspire to potentially extend the library opening hours (the library is delivered on a self-service basis). Once the library has moved into the new centre, the existing buildings will be demolished as part of the scheme and converted into parking and public realm.

4.5. Rushcliffe Borough Council and Nottinghamshire Police – also subject to Nottinghamshire Police approval

- 4.5.1. In return for putting its land into the scheme, Nottinghamshire Police will receive a new police station facility on a long lease at a peppercorn rent. Utilities and service charges will be payable on a pro rata basis. Outside of West Bridgford, this will be the main location for police in Rushcliffe. RBC is in discussion with Nottinghamshire Police to also offer police front of house services on their behalf from the centre. Once the police have moved into the new centre, the existing buildings will be demolished as part of the scheme to open up the visibility to the new centre. Parking will be provided for the police and will be covered by the service charge.
- 4.6. Rushcliffe Borough Council and Cotgrave Town Council – also subject to Cotgrave Town Council approval
- 4.6.1. Cotgrave Town Council doesn't currently have any land ownership in the town centre but has agreed it would like to move its offices to the new multiservice centre subject to cost, vacating its current home in the Cotgrave Leisure Centre. It also proposes to hold its town council meetings in the Cotgrave Futures building once it has vacated the Leisure Centre. The Town Council will have a long leasehold on a peppercorn rent and utilities and service charges will be payable on a pro rata basis. They will pay a premium for the accommodation which will reflect the build costs for their space including professional fees.
- 4.7. Rushcliffe Borough Council and Belvoir Health Group – also subject to Belvoir Health Group approval
- 4.7.1. Belvoir Health Group will be self-financing the health centre element of the multiservice centre, being reimbursed by the Rushcliffe Clinical Commissioning Group as part of the NHS notional rent scheme.
- 4.7.2. The health centre currently operates out of County Council owned premises and so doesn't have any land holdings to put into the scheme. As part of the One Public Estate philosophy and to support the creation of fit for purpose health facilities in the town, it is recommended that due to viability issues, the land allocated to the health centre part of the multiservice centre is leased to the Belvoir Health Group on a long term peppercorn rent with no premium for the land. However, to protect the Borough Council and the public sector's interests, this land will only be able to be used for the provision of health centre services. If the Belvoir Health Group wished to dispose of the land for an alternative future use, it would need the Borough Council's permission, and the Borough Council would receive the land value.
- 4.7.3. The services commissioned by the Rushcliffe Clinical Commissioning Group (CCG) that will operate out of the health centre will receive a discounted rent from the Belvoir Health Group. This reflects the S106 contribution that is associated with the Colliery site development that the CCG will contribute to the build costs of the health centre.
- 4.7.4. Belvoir Health Group will be responsible for all repairs, maintenance, services and a proportion of the parking and public realm costs.

5. Other Options Considered

- 5.1. In line with previous reports to Cabinet agreeing the funding, the principle of the public sector putting their land assets into the scheme has been supported.
- 5.2. Cabinet has considered and discounted the option of not progressing the regeneration scheme as part of the report to Cabinet in December 2016. There are no other options to consider.

6. Risk and Uncertainties

- 6.1. Approvals will be required from other partners involved in the scheme. Cotgrave Town Council has given its support subject to a funding cap and other public sector partners signed a concordat in 2012 pledging their support for the scheme. Partners are regularly engaged in the project and have been involved in negotiations for the heads of terms set out above and in the design of the multiservice centre.
- 6.2. The first round business case for the Local Enterprise Partnership funding (£1.2m for the Town Centre) was submitted and accepted in March 2016. The second round business case to release the funding will be submitted in August 2016.
- 6.3. Planning permission will be required for the delivery of town centre regeneration scheme. It is anticipated that two applications will be submitted in July/August – one for the multiservice centre and immediate parking, and one for the rest of the town centre regeneration scheme.

7. Implications

7.1. Finance

- 7.1.1. The financial implications and budget for the scheme are as set out in the report to Cabinet in December 2015 and now form part of the Council's capital programme.

7.2. Legal

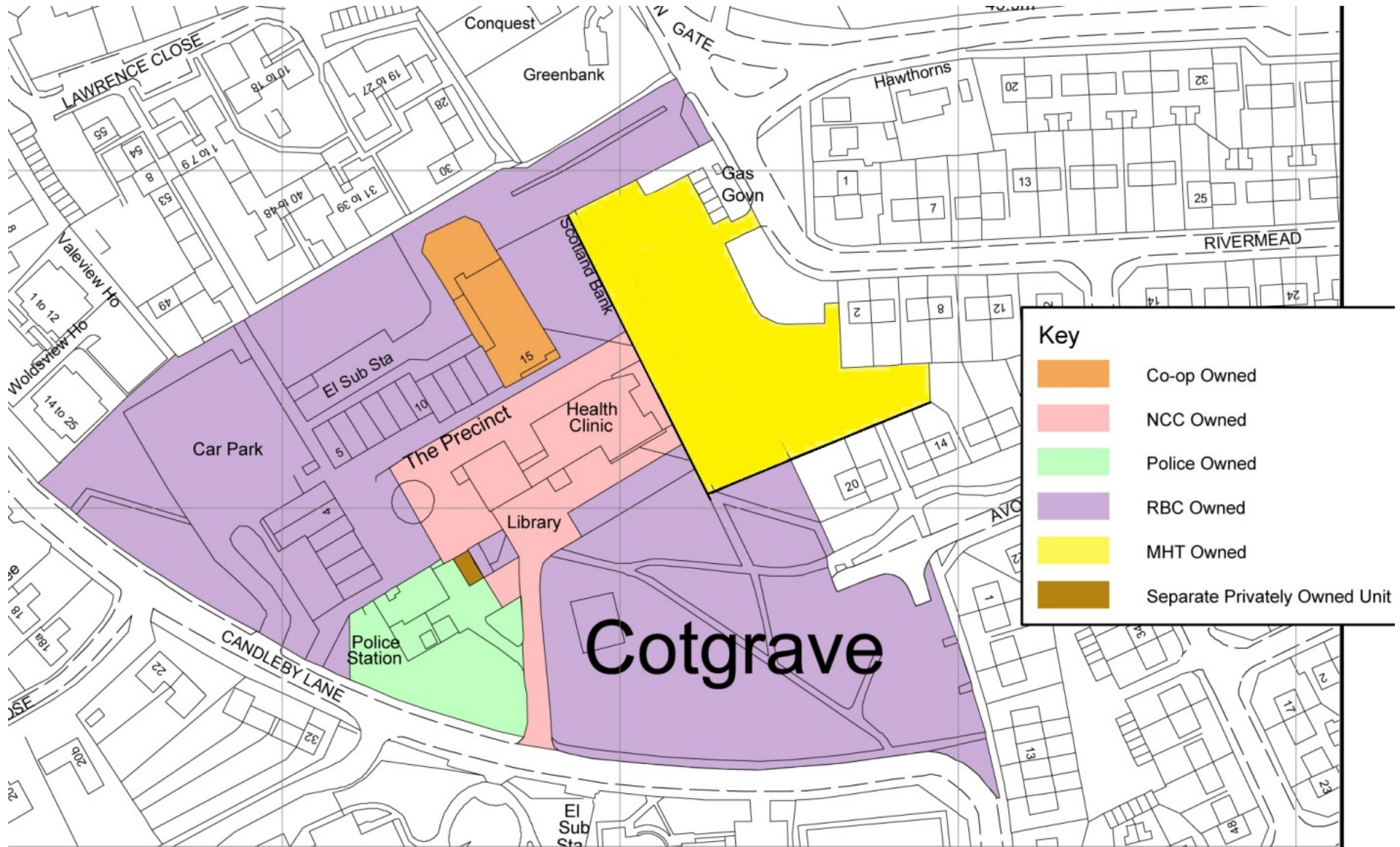
- 7.2.1. As advised in the report, a restriction will be placed on the land for the health centre limiting its future use to health centre provision. This will protect the developer contributions that will support the building of the centre and also the public sector's land contribution to the health centre.
- 7.2.2. The usual conveyancing procedures will be followed in drawing up the lease agreements and land swaps.

7.3. Corporate Priorities

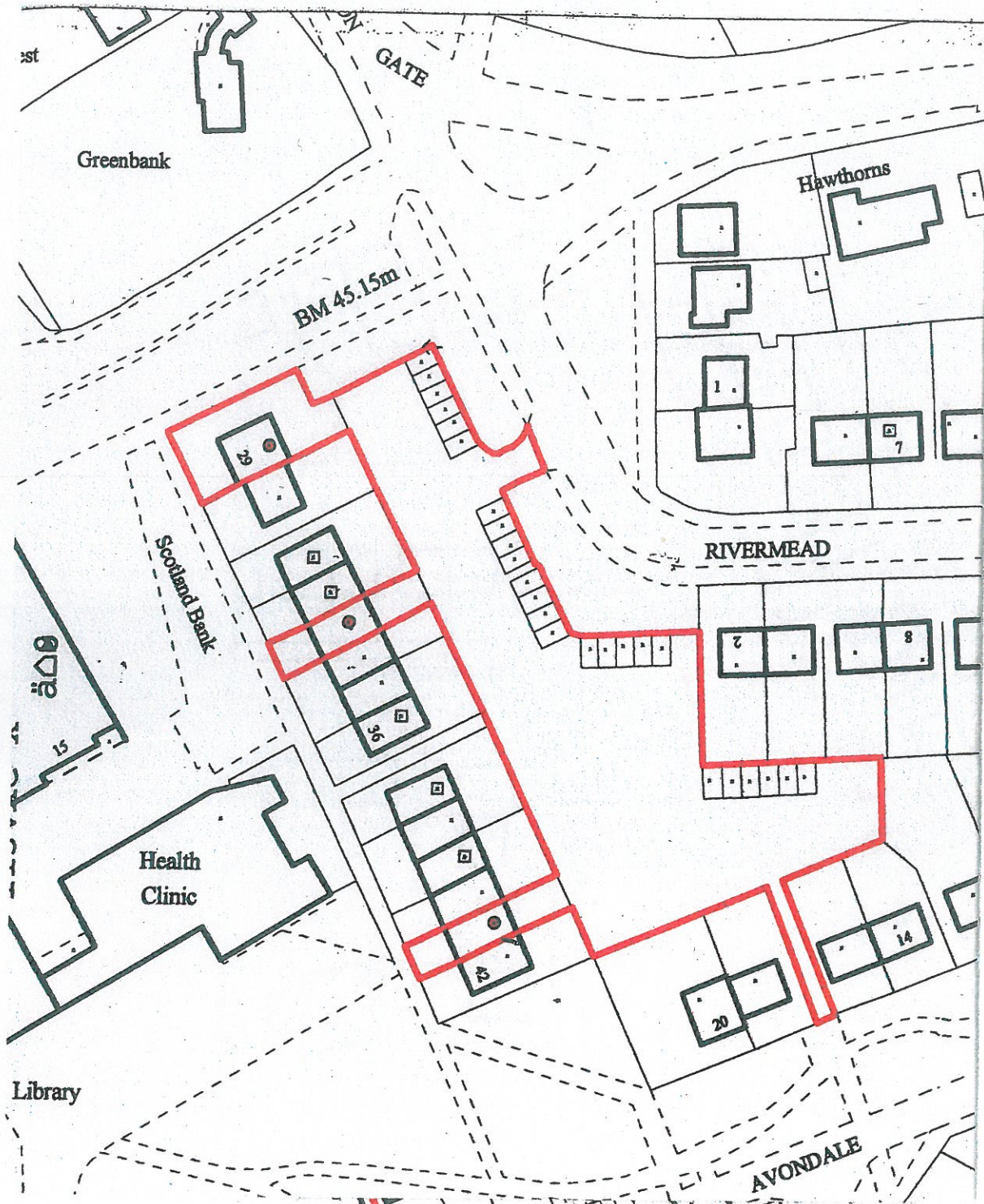
- 7.3.1. The Regeneration of Cotgrave is one of the strategic tasks within the Corporate Strategy and securing economic prosperity in the Borough is one of the Council's corporate priorities.

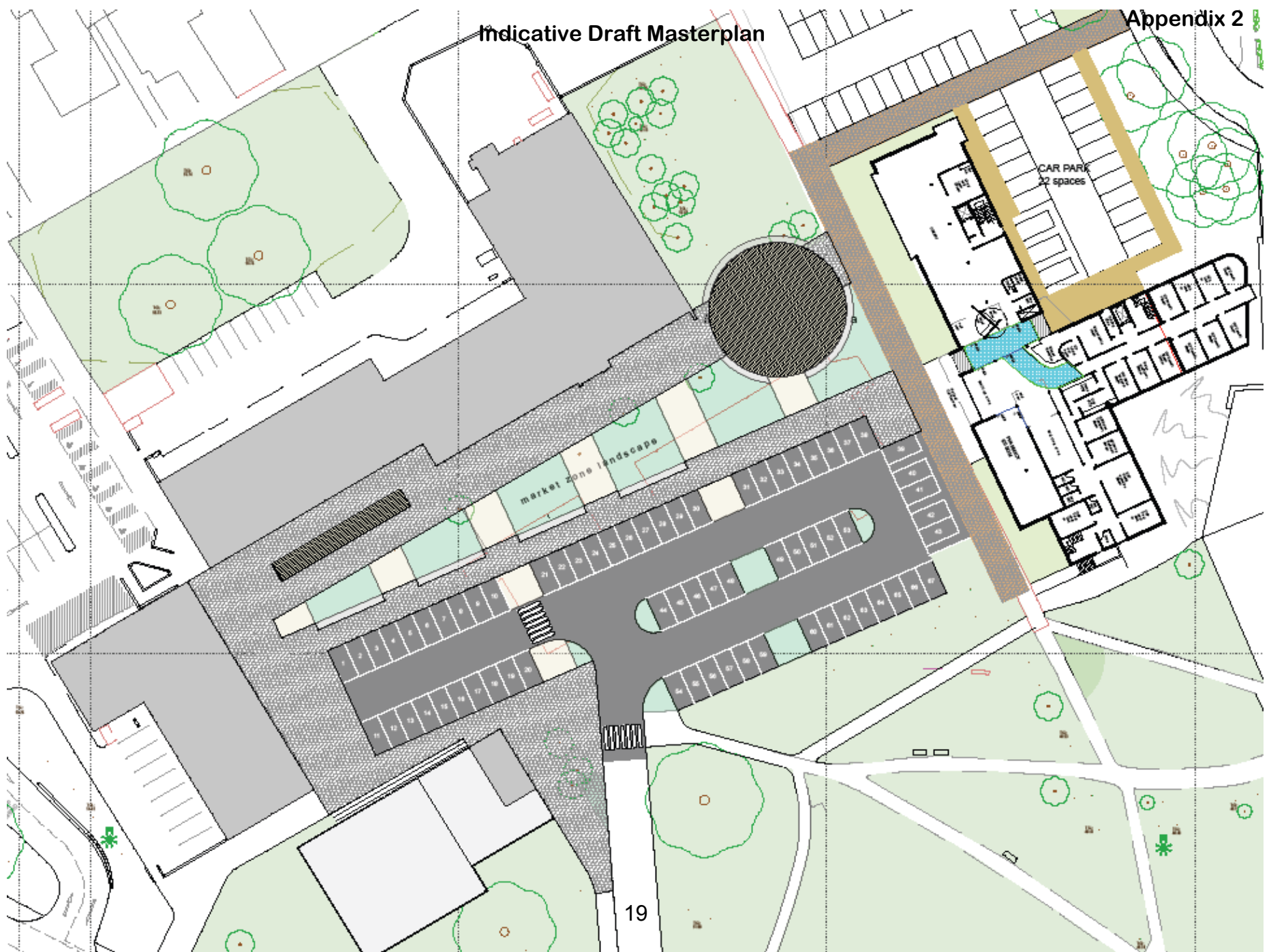
For more information contact:	Name: Katherine Marriott Job title: Executive Manager, Transformation and Operations 0115 914 8291 email kmarriott@rushcliffe.gov.uk
Background papers Available for Inspection:	Report to Cabinet 8 December 2015 'Cotgrave Regeneration Scheme'
List of appendices (if any):	Appendix 1 – Current Land Ownership Plans Appendix 2 – Indicative DRAFT Masterplan Appendix 3 – Draft Heads of Terms for Land Agreements

Site Ownership



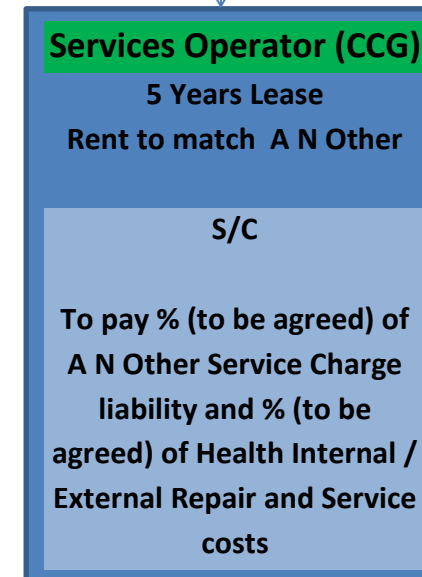
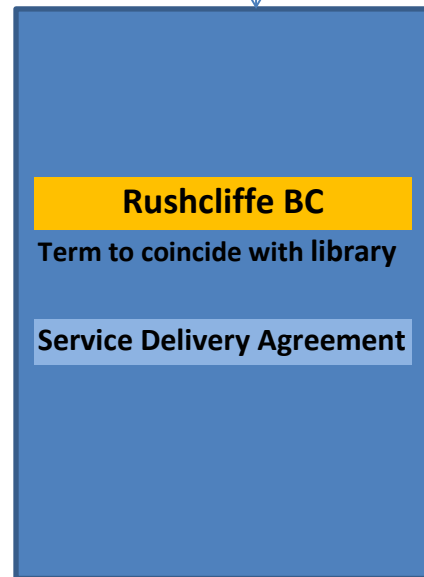
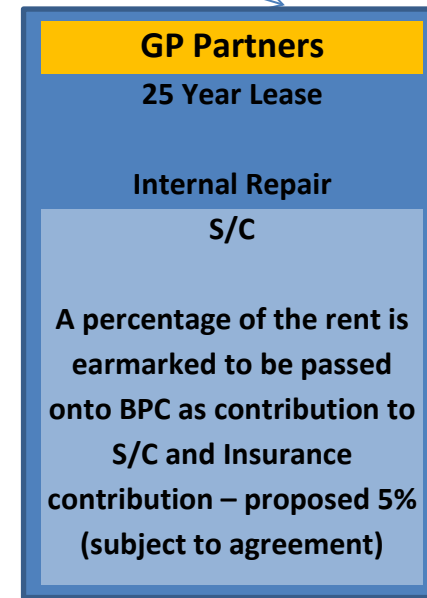
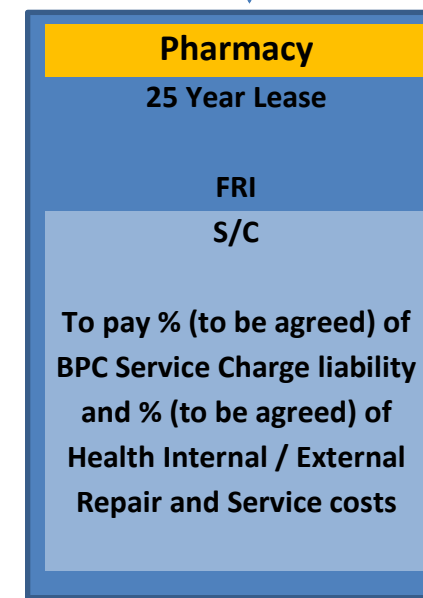
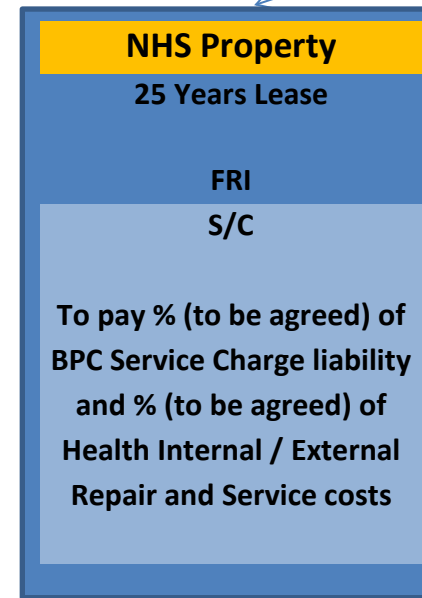
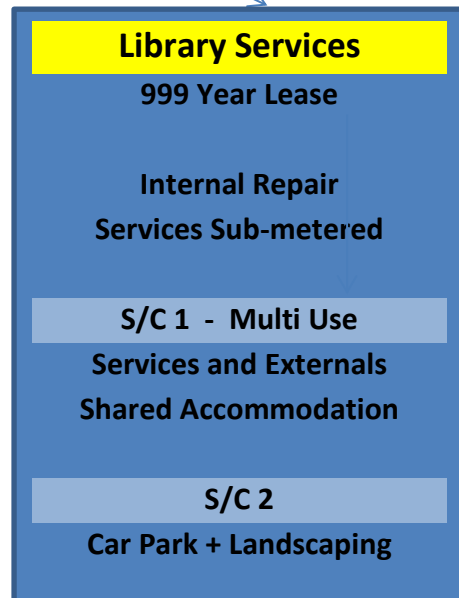
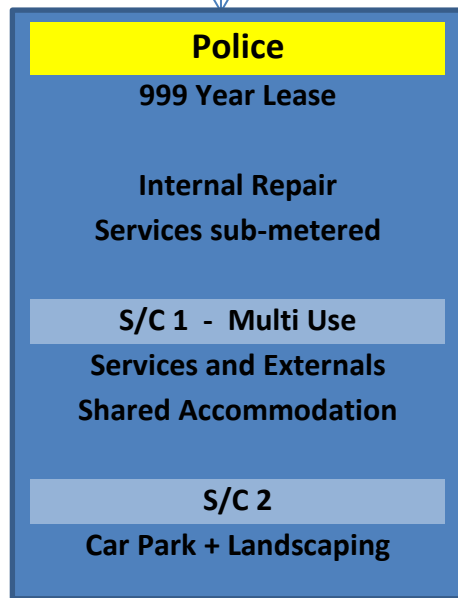
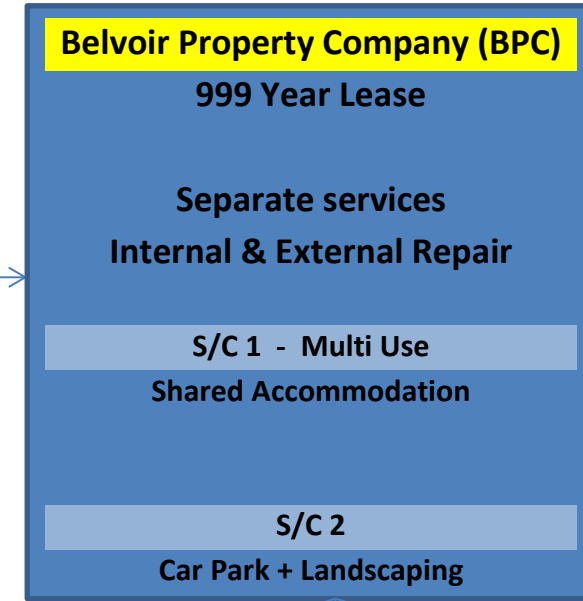
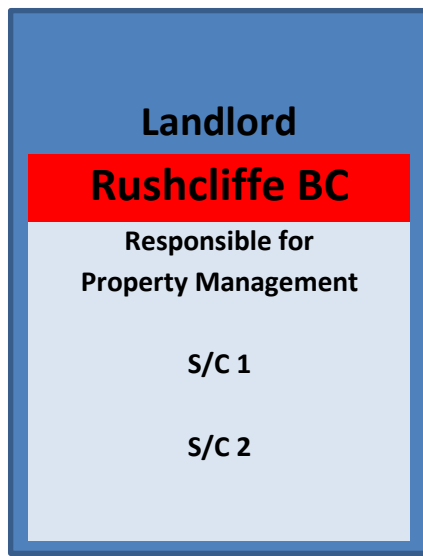
Previous MHT ownership of Scotland Bank prior to acquisition of 11 properties







Draft Head of Terms for Land Agreements



Property	Medical Centre	Ground Floor Multiservice Centre	Part First Floor Multiservice Centre	Part First Floor Multiservice Centre
Tenant	Belvoir Health Group	Library Services	Nottinghamshire Police	Cotgrave Town Council
Landlord	RBC	RBC	RBC	RBC
Interest	Ground Lease	Long Lease	Long Lease	Long Lease
Term	999 years	999 years	999 years	999 years
Termination	None	None	None	None
Use	Medical Practice	Library	Police / offices	Offices
Rent	Peppercorn	Peppercorn	Peppercorn	Peppercorn
Premium	£1	£1	£1	£build costs inc all fees
Land Swop	None	Will transfer existing land to RBC	Will transfer existing land to RBC	None
Building Repair & Maintenance	Tenant	Landlord	Landlord	Landlord
Building Insurance	Tenant	Landlord	Landlord	Landlord
Services	Tenant (separate Meters)	Landlord (Sub meter Recharge)	Landlord (Sub meter Recharge)	Landlord (Sub meter Recharge)
Building Service Charge 1	N/A	Yes (pro-rata floor area)	Yes (pro-rata floor area)	Yes (pro-rata floor area)
Landscape / External Service Charge 2	Yes (% to be agreed)	Yes (% to be agreed)	Yes (% to be agreed)	Yes (% to be agreed)
Management of Service Charge	RBC	RBC	RBC	RBC
Agreed Sub-Lets	NHS Prop. / Service Provider Pharmacy GP Practice	None	None	None
Sub-Lets / Additional Information	Covenanted within lease that Service Providers rent reduced to take account of S. 106 monies.	-	-	-
Sub-Let / Assignment	As above	Yes – RBC Approval	Yes – RBC Approval	Yes – RBC Approval