



**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY, 12 JUNE 2018**

Held at 7.00 pm in the Council Chamber Area B, Rushcliffe Arena, Rugby Road,
West Bridgford

PRESENT:

Councillors S J Robinson (Chairman), D Mason (Vice-Chairman), A Edyvean,
G Moore and R Upton

OFFICERS IN ATTENDANCE:

D Banks	Executive Manager - Neighbourhoods
J Crowle	Solicitor
A Graham	Chief Executive
P Linfield	Executive Manager - Finance and Corporate Services
K Marriott	Executive Manager - Transformation and Operations
L Webb	Constitutional Services Officer

1 Declarations of Interest

There were no declarations of interest.

2 Minutes of the Meeting held on 15 May 2018

The minutes of the meeting held on Tuesday 15 May 2018 were approved as a correct record and signed by the Chairman.

3 Opposition Group Leaders' Questions

There were no questions.

4 Citizens' Questions

There were no questions.

5 Cotgrave Regeneration Scheme Phase 2

The Portfolio Holder for Economic Growth and Business presented the report of the Executive Manager – Transformation and Operations to provide a progress report on the Cotgrave regeneration project Phase 1, and to set out the potential next steps to progress Phase 2. The Portfolio Holder advised that he was pleased to note that Phase 1 of the Cotgrave Regeneration Project had been delivered on budget.

At its meeting in February 2018 Cabinet had approved the proposal for the

Council to acquire long leaseholds on the town centre units which were not currently in Council ownership (Minute No.48 2017/18). The Portfolio Holder advised that it was now proposed that these units be demolished rather than refurbished as the row was unsightly and that demolition would provide more flexibility for the future use and the development of the area. The Portfolio Holder advised that external market advice had been secured from independent property consultants, Box Property to consider future uses for the site. The officer's report provided details of their initial analysis of the future potential uses of the site. It was agreed that the £387,000 underspend from the Land North of Bingham budget from 2017/18 would be reallocated to Cotgrave regeneration Phase 2 to provide the funding required to secure vacant possession of the row, proceed with the demolition, and work up a proposal for the Council's further investment in the site.

In seconding the recommendations, Councillor Mason noted that she was pleased that Phase 1 of the regeneration project had been completed within budget. Councillor Robinson welcomed that there were already various options under consideration for the future use of the land once the units had been demolished. Councillor Robinson also stated that it was important that the units be demolished as soon as possible as they had created an eyesore in the town centre.

It was RESOLVED that:

- a) the row of shops including units 1 – 4c be demolished once the Council has achieved vacant possession.
- b) the capital programme be amended and the £387,000 underspend from the Land North of Bingham budget from 2017/18 be reallocated to cover additional costs associated with securing the vacant possession and demolition of units 1 – 4c and bringing forward Phase 2.
- c) Officers undertake detailed work on the investment opportunity for Rushcliffe Borough Council to develop the area of the shopping centre shown as Phase 2 in Appendix A.
- d) Concurrently, the Phase 2 area is red-lined and marketed to ascertain levels of private sector interest which could result in a capital receipt for the Council.
- e) a report be brought back to Cabinet later this year to detail the results of resolution c) and d)

Reasons for decisions

To support the long-term regeneration of Cotgrave and to facilitate the delivery of economic growth in the area and contribute to ensuring a sustainable, prosperous and thriving economy.

6 Financial Outturn 2017/18

The Portfolio Holder for Finance presented the report of the Executive Manager – Finance and Corporate Services which outlined the year-end financial outturn

position of the Council for 2017/18.

The officer's report outlined the year-end financial outturn position for 2017/18 which was linked to the closure of accounts process and previous financial update reports that had been submitted to Cabinet. The Portfolio Holder explained that the Council's net position was £317,000 and that this had been transferred into reserves, this was against an original plan to transfer of £655,000 from reserves, which showed a net revenue increase of £982,000. It was noted that the increase had partly arisen from revenue efficiencies throughout the year of £170,000, but the majority of the increase was due to additional grant income outside of the Council's control.

The Portfolio Holder explained that the Council's total in reserves had increased from £10.2 million to £10.5 million and that they would be an increase in demand for these reserves to use for future investment and internal borrowing. The Portfolio Holder commented on the Council's improved net worth and change in investment asset values. The Portfolio Holder thanked the Executive Manager and the finance team for producing the statement of accounts for 2017/18 a month earlier than last year.

Councillor Edyvean in seconding the recommendations thanked the finance team managing the Council's finances effectively and for delivering sound financial management. Councillor Robinson also noted the update in the officer's report on the loan to Nottinghamshire County Cricket Club and was pleased to note that the Council would receive £62,000 of interest payments as a result of the loan as well as welcoming the healthy financial position of the Club. Councillor Robinson thanked the finance team for producing the statement of accounts a month earlier than in previous years.

It was RESOLVED that:

- a) the 2017/18 revenue position and efficiencies as identified at Table1 of the officer's report, be noted, and that the associated changes to the earmarked reserves as set out at paragraph 4.5 and in Appendix B of the officer's report, be approved.
- b) the re-profiled position on capital, as outlined in Appendix C of the officer's report be noted, and that the capital carry forwards, as outlined in Appendix C of the officer's report be approved.
- c) the additional spend required for projects, as detailed at paragraph 4.8 of the officer's report, be approved.
- d) the update on the loan to Nottinghamshire County Cricket Club, as detailed at section 5 of the officer's report, be noted.

Reason for decisions

To accord with good financial governance and the Council's financial regulations.

7 Response to the West Bridgford Commissioners Report

The Portfolio Holder for Housing, Planning and Waste Management presented the report of the Executive Manager – Neighbourhoods that outlined the Borough Council's response to the West Bridgford Commissioners report that set out a vision which would shape the future of the town centre. The Portfolio Holder asked Cabinet to consider the Council's response to the West Bridgford Commissioners Report and recommendations. It was noted that West Bridgford was a vibrant town centre but was facing competition from online retailers and that the Council should not be complacent that the town centre would continue to maintain its vibrancy in light of the changing retail environment.

The Commissioners report, which had been published in November 2017 had identified six broad themes, which together had contained twenty-eight individual recommendations for West Bridgford town centre. It was noted that since the report had been published that work had been undertaken to consider and develop the Council's response which was intended to form the basis of a future vision and associated work programme, and that this vision was also supported by the West Bridgford Growth Board. The Portfolio Holder advised that the original six themes in the Commissioners report had been developed into two key strategic ambitions which were supported by five areas for action. It was noted that the Strategic Ambitions were with regard to Tudor Square and the Bridgford Road Car Park and that the Action Areas included improving brand identity, supporting local businesses who wished to progress their digitalisation journey, considering the physical environment and access of the town centre and to monitor the existing provision of street cleansing and litterbin management. Information and analysis of the Strategic Ambitions and Action Areas were included in the officer's report.

In seconding the recommendations Councillor Mason commended the actions outlined in the report and was pleased that the views of residents of had been included in the Commissioners' report. Councillor Mason also welcomed the proposals to improve the connectivity between Central Avenue and Gordon Road. Councillor Robinson advised that he was hopeful that the feasibility of the projects recommended, such as the redevelopment of Bridgford Road Car Park would be confirmed by the end of the year. Councillor Robinson also advised that the Council had to remain proactive in order for West Bridgford town centre to continue to thrive and maintain its position and thanked the Executive Manager – Neighbourhoods for his work in producing the response to the West Bridgford Commissioners Report.

It was RESOLVED that the Borough Council's response to the Commissioners report and recommendations be approved.

Reason for decision

To incorporate the vision of the West Bridgford Commissioners report within the Council's broader vision and ambitions within its future strategic framework, medium term financial strategy and supporting work programmes.

8 Limited Liability Partnership (LLP)

The Portfolio Holder for Economic Growth and Business presented the report of the Executive Manager – Transformation and Operations proposing that the creation of a Limited Liability Partnership (LLP) between RBC Enterprises Ltd and PSP Facilitating Limited (PSPF). At its meeting in November 2017 Cabinet had resolved that officers explore the possibility that the Council enter into a Limited Liability Partnership with PSPF, (Minute No.31 2017/18). It was also noted that at its February 2018 Cabinet had approved a corporate structure and governance arrangements for the formation of RBC Enterprises Limited that could oversee all Rushcliffe Borough Council companies in the future (Minute No.44 2017/18).

The Portfolio Holder advised an LLP between RBC Enterprises Ltd and PSPF would provide the Council with an additional option over and above those currently available to it with regard to the disposal, sale, or development or other use of its assets in order to maximise income and opportunity. It was also noted that as part of its medium term financial planning the Council was always looking for ways in which to maximise its property assets. In addition the Council and its communities had aspirations to redevelop or enhance parts of the Borough's towns and villages through the work of the growth boards, but that external funding may be needed to realise these ambitions. The Portfolio Holder advised that future projects were being considered such as redeveloping the site owned by the Council on Chapel Lane, Bingham that would enable the Council to uphold a vibrant economy within the Borough. The officer's report contained full details of the proposed Limited Liability Partnership including governance arrangements and its infrastructure.

In seconding the recommendations Councillor Moore advised that forming a Limited Liability Partnership with PSPF would enable the further commercialism of the Council. Councillor Robinson advised that the Limited Liability Partnership offered sufficient potential advantages to the Council for the development of the partnership to proceed. Councillor Upton thanked officers for producing the report and believed that PSPF had the required expertise and experience of delivering successful projects to be a good partner for the Council.

It was RESOLVED that:

- a) the creation of a limited liability company partnership (LLP) between RBC Enterprises Ltd and PSP facilitating Limited (PSPF) be approved.
- b) the final terms of the agreement be delegated to the Deputy Chief Executive in consultation with the Chief Executive and the Leader provided that all the due diligence checks had been carried out successfully.
- c) the LLP arrangement required to establish an LLP Partnership Board with equal Council and PSPF representation be noted. This will be supported by an Operations Board for officers.
- d) the Council representation on the Partnership Board will be determined by RBC Enterprises Ltd.

- e) Council officer representation on the Operations Board will be determined by the Chief Executive or his deputy.
- f) Insurance and indemnity be provided for Member and Officer representatives of the LLP.
- g) it be noted that the LLP will be an additional option for the Council to use to deal with its property portfolio.
- h) it be noted that further reports will be submitted to Cabinet in respect of relevant proposals to pursue property-related projects through the LLP.

Reasons for decisions

A Limited Liability Partnership between Rushcliffe Borough Council's holding company and PSPSF would provide the Council with an additional option over and above those currently available to it with regard to the dispose, sale or development or other use of its assets in order to maximise income and opportunity.

The meeting closed at 7.27 pm.

CHAIRMAN