



Rushcliffe  
Borough Council

# Asset Management Strategy 2020-2025



# Table of Contents

- Introduction ..... 4
- Our Approach..... 5
- Our Ambition ..... 5
- Our Priorities..... 6
- Asset Management Strategy Aims..... 8
- Objectives..... 9
- Supporting our Services through effective management of our Land and Buildings ..... 11
- Our Money ..... 15
- Our Corporate Landlord Approach ..... 17
- Maintaining Our Assets..... 19
- Performance measures in line with Asset Management Strategy Objectives ..... 20
  - Objective 1 - To plan and manage property as a corporate resource for the benefit of the people of Rushcliffe ..... 20
  - Objective 2 - To provide the right property, fit for purpose, in the right place, to meet current service needs and plan for the future ..... 20
  - Objective 3 - To manage property effectively and secure efficiencies by challenging occupation and utilisation ..... 20
  - Objective 4 - To ensure that property is as sustainable as possible in design, construction, operation and maintenance ..... 20
  - Objective 5 - To use land and buildings to stimulate development and economic growth and support local business..... 21
  - Objective 6 - To promote community focused service delivery including working in partnership with others ..... 21
- Challenging Our Assets ..... 22
- Carbon Efficiency ..... 23
- Asset Investment Strategy ..... 24

Working with Partners ..... 25

Engaging with our Communities ..... 27

Our Forward Plan ..... 29

Appendix A ..... 31

Asset Management Action Plan ..... 31

    Ongoing Actions ..... 34

Appendix B ..... 36

    Assets List ..... 36

Appendix C ..... 47

Asset Management Strategy ..... 47

# Introduction

Local Authorities across the UK hold property portfolios, which include land and building assets that have been acquired, gifted or inherited over many years. Rushcliffe Borough Council (RBC) has a diverse portfolio, ranging from community assets such as community centres, parks and open spaces, leisure centres and sports pitches through to car parks and commercial and investment property – all providing for a great place, great lifestyle and great sport for our residents and businesses.

Achieving our corporate objectives relies on effective use of resources, including assets. To do this, RBC has set out its vision, ambition, values and priorities in the following documents:

- Asset Management Strategy (AMS)
- Asset Management Plan (AMP) (this document)
- Asset Management Action Plan (appended to this document)

They explain how managing our assets effectively cuts across the whole organisation and has an integral role in supporting service delivery to Rushcliffe residents and businesses. Use of the words ‘asset’ and ‘property’ refer to both land and buildings.

The AMS and AMP are intrinsically linked to the Council’s Corporate Strategy and priorities and the efficient use of resources to improve lives and support the community. RBC ensures the use of its assets drive our ambitions and priorities, (set out below) and sit at the core of the organisation and service delivery.

The AMS and AMP are in place for five years, providing a framework for effective asset management aligned with the Council’s objectives. The Action Plan is a living document setting out tasks and projects that flow from having an active AMP and will be updated regularly.

# Our Approach

As a Council, we are working harder than ever to support a sustainable, productive and prosperous Rushcliffe, a place where people are proud to live, work and do business.

# Our Ambition

- Ensuring there is a resilient Medium Term Financial Strategy
- Actively working to welcome new businesses and to support existing businesses, big and small, to thrive
- Operating in an ever more transparent manner, ensuring residents feel fully informed and involved in decision making
- Maximising our impact within the wider public and private landscape
- Committed to playing our part in delivering housing growth in a sustainable way
- Considering the impact we all have on the environment
- Continuing to deliver the quality of services you expect

# Our Priorities

## EFFICIENT SERVICES

As an organisation it is always our intention to deliver the best services for our residents, in the most efficient way possible.

## QUALITY OF LIFE

Our residents' quality of life is our first priority. When we say 'quality of life' we mean how our residents feel about living in the Borough, its environment, and the community facilities they can access.

## SUSTAINABLE GROWTH

Rushcliffe is determined to play its part in shaping the future of the Borough ensuring the needs and aspirations of Rushcliffe residents are met in all future developments. We accept that sometimes we will be leading and sometimes supporting others to deliver what our community needs to grow in a sustainable way.

## THE ENVIRONMENT

At Rushcliffe, we know that the natural environment is precious and not something we can afford to take for granted. We are fully committed to playing our part in protecting the environment today and enhancing it for future generations.



  
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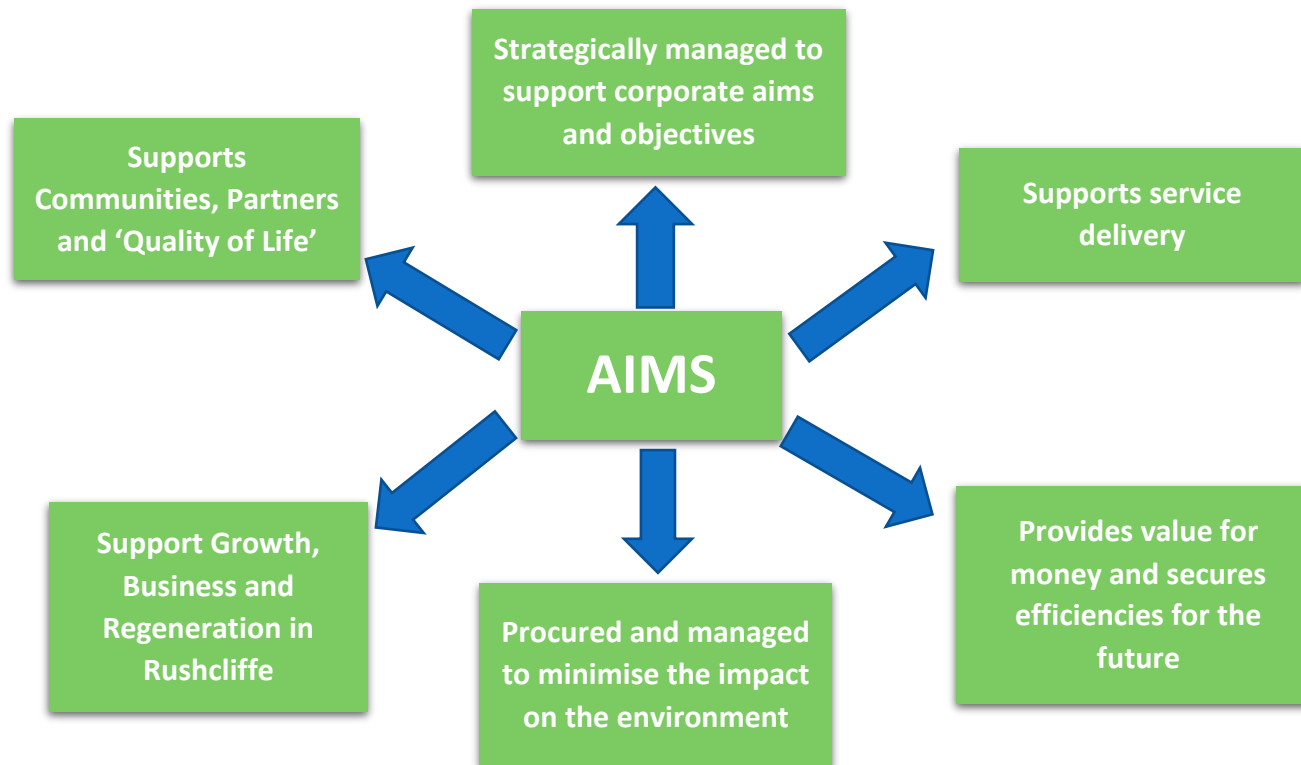


  
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# Asset Management Strategy Aims

The Asset Management Strategy (AMS) (as appended to this document) establishes some clear principles by which we manage our land and buildings, it will remain in place for the next five years but be reviewed to ensure it still reflects our ambitions. The AMS sets out six Aims (below), which are aligned with the Council's Corporate Strategy. Delivery against these Aims is further detailed in the Objectives on page 9 and this Asset Management Plan (AMP) goes on to explain how the Strategy is embedded to form effective operational service delivery.





# Objectives

## **Objective 1 Corporate Resource**

To plan and manage property as a corporate resource and service for the benefit of the people of Rushcliffe.

## **Objective 2 Service Driven**

To provide the right property, fit for purpose, in the right place, to meet current service needs and plan for the future.

## **Objective 3 Efficient**

To manage property effectively and secure efficiencies by challenging occupation and utilisation.

## **Objective 4 Sustainable**

To ensure that property is as sustainable as possible in design, construction, operation and maintenance.

## **Objective 5 Economic Growth**

To use land and buildings to stimulate development and economic growth and support local business.

## **Objective 6 Community & Partners**

To promote community focussed service delivery including working in partnership with others.

# Asset Management Plan



# Supporting our Services through effective management of our Land and Buildings

The Council's property portfolio extends to over 180 land and building assets, with a current total book value of over £59m. Whilst this is not necessarily the amount that RBC would receive if we sold all of our assets, it demonstrates what a considerable resource our land and buildings are, and why they need to be carefully managed.

There are a wide range of assets within our current portfolio: it comprises community and leisure facilities, offices, car parks, public conveniences, open spaces, parks, starter units for businesses and an investment portfolio to generate a commercial income. The reasons for holding these assets will vary and, as a result, we may need to measure their performance in different ways. Performance of each asset must therefore be linked to the strategic purpose for holding it.

Without careful management, there is potential to waste money by keeping buildings that are not fit for purpose. Equally, all assets have a value and if they are no longer required, they could have a new purpose or be sold to unlock the value which can be reinvested.

As the way we deliver services changes, our assets will also need to change to support the Council as it moves forward.

We have invested in new assets to ensure we provide services fit for the future and to maximise the benefit to the people who live, work or visit Rushcliffe and this cycle of renewal and asset challenge will continue.

In support of maximising value for money, we have embedded the Corporate Landlord Approach, which centralises the maintenance and day-to-day running of our buildings. Capital works are prioritised appropriately, based on evidence from building condition surveys and in alignment with operational priorities and service delivery.

This, altogether, ensures we achieve the best value (both monetary and 'quality of life' for residents) from our assets, that they are performing appropriately and provide assurance that money is spent in the right places and on the right assets.

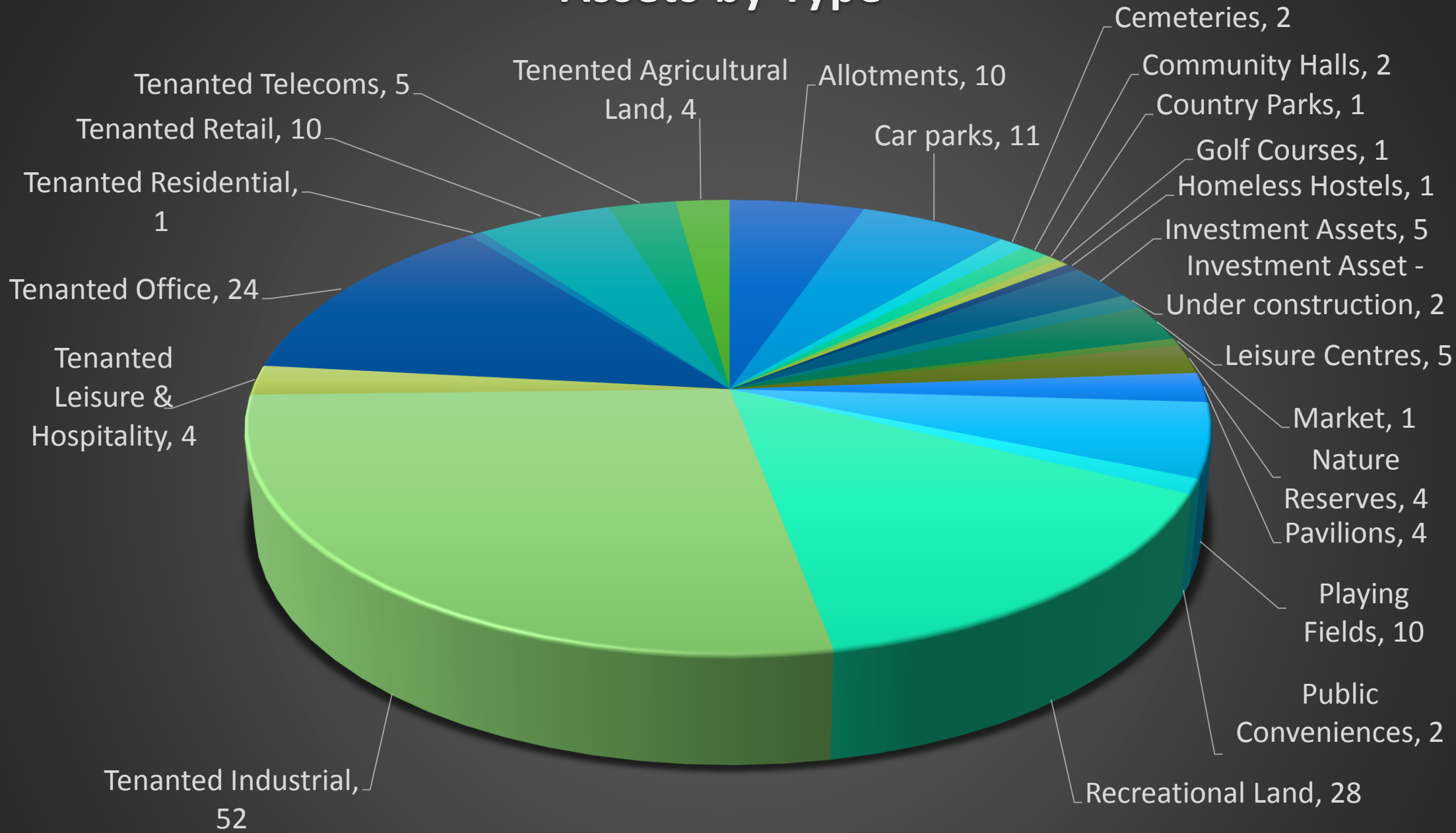
The table on the following page provides an overview of our property estate by asset type, providing a total number for each type of asset.

<b>Asset Type</b>	<b>Number of Assets</b>
Allotments	10
Car parks	11
Cemeteries	2
Community Halls	2
Country Parks	1
Golf Courses	1
Homeless Hostels	1
Investment Assets	5
Investment Asset - Under construction	2
Leisure Centres	5
Market	1
Nature Reserves	4
Pavilions	4
Playing Fields	10
Public Conveniences	2
Recreational Land	28
Tenanted Agricultural Land	4
Tenanted Industrial	52
Tenanted Leisure & Hospitality	4
Tenanted Office	24
Tenanted Residential	1
Tenanted Retail	10
Tenanted Telecoms	5

The table shows a wide variety of asset types, which deliver a mixture of front-line services, indirect service provision, and support to local communities and businesses. We don't own assets just for the sake of it, they need to have a purpose and we are constantly challenging this.

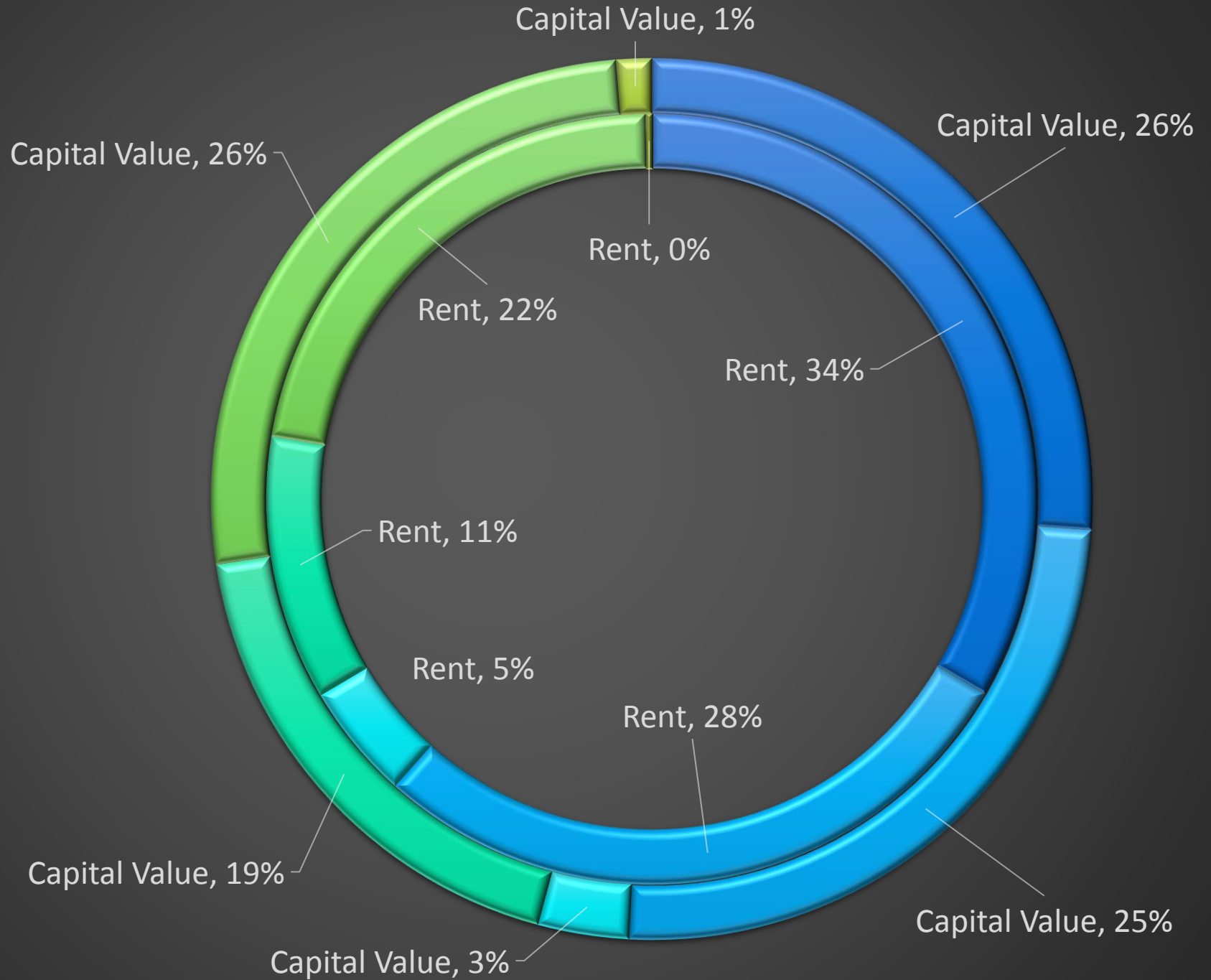
Our Asset Challenge process means that we have the right assets in the right place, performing efficiently and effectively for the purpose for which they are held. Any assets identified as surplus to requirements will be rationalised, this may mean it is repurposed or disposed of. Savings can be generated through the reduction in maintenance and management costs and sale proceeds can be allocated where needed to support our Medium-Term Financial Strategy.

# Assets by Type



# Asset Type by Rent and Capital Value

- Industrial
- Office
- Retail
- Leisure
- Investment Assets
- Residential



## Our Money

Like many other councils, RBC has experienced significant funding reductions and we need to make careful choices in where we prioritise the money we spend. This is especially true in relation to commercial and investment property, with a property related net revenue budget of £1.055m for 2020/21 and capital budget of £14m.

We need to ensure that every pound we spend aims to secure value for money in the light of difficult economic circumstances facing the Public Sector. Despite the financial challenges, the Council continues to be committed to supporting the Borough's economic growth and encouraging job creation and investment through its capital programme. New building development plays an important part in this and it is important to note that the Council's capital investment attracts further inward investment. This helps the local economy to grow and thrive so that every pound invested by the authority in such projects generates a local economic benefit well in excess of this initial investment.

RBC acquired Cotgrave Precinct in 2012/13 utilising funding from the Homes and Communities Agency. This was followed by an ambitious and transformational regeneration scheme which resulted at the end of 2019/20 in: Cotgrave Phase I Retail Refurbishment, Cotgrave Business Hub, Cotgrave Employment Units, Cotgrave Multi-Service Centre, and the laying out of the Public Realm. This was achieved using a combination of Growth Development Funds from the Local Enterprise Partnership

(£3m); RBC's own capital resources (£3m); Section 106 Developer Contributions (£0.9m); internal borrowing (£0.7m); and a small grant from Nottinghamshire County Council. This regeneration scheme will be further enhanced by Phase II Retail Refurbishment for which RBC allocated £1.9m from its Asset Investment Strategy. These works are due to be completed in 2020/21 and Phases I & II will generate a rental income of £180k pa.

In 2019/20 RBC transferred operational services from Depot Buildings and land. Supported by a government grant of £0.3m from the Land Release Fund, £0.5m was spent on surveys, design, and remedial works resulting in demolition and site preparation to facilitate disposal of the site for Housing Development. This will deliver more units of affordable housing together with environmental gains from carbon neutral design requirements and generate a capital receipt to fund the depot relocation with a neighbouring authority. Alongside this, the council has £1.6m earmarked within the 2020/21 Capital Programme to support any potential opportunities for investment in affordable housing.

A further transformational project is also included in the Capital Programme 2020/21 for the construction of a new Crematorium in the borough. The land for this development was acquired in 2019/20 and this scheme is a key project in the Corporate Strategy delivering outcomes for all four corporate themes.

The Council has adopted a commercial Asset Investment Strategy (AIS), through which it will purchase, develop, dispose and manage investment properties.

To ensure that the asset portfolio is compliant with statutory requirements, regular inspections and reviews of property are completed. The Council has a duty to manage the risk and assess the impact of statutory regulations on its assets, for example in relation to asbestos, fixed wiring, legionella as well as Fire Regulation compliance. Properties have to be 'fit for purpose' which is one of the main reasons £20m is being invested in a new leisure facility at Bingham where the existing leisure centre is beyond its useful life expectancy and is no longer an efficient use of resources or struggles to provide the services expected by the community.





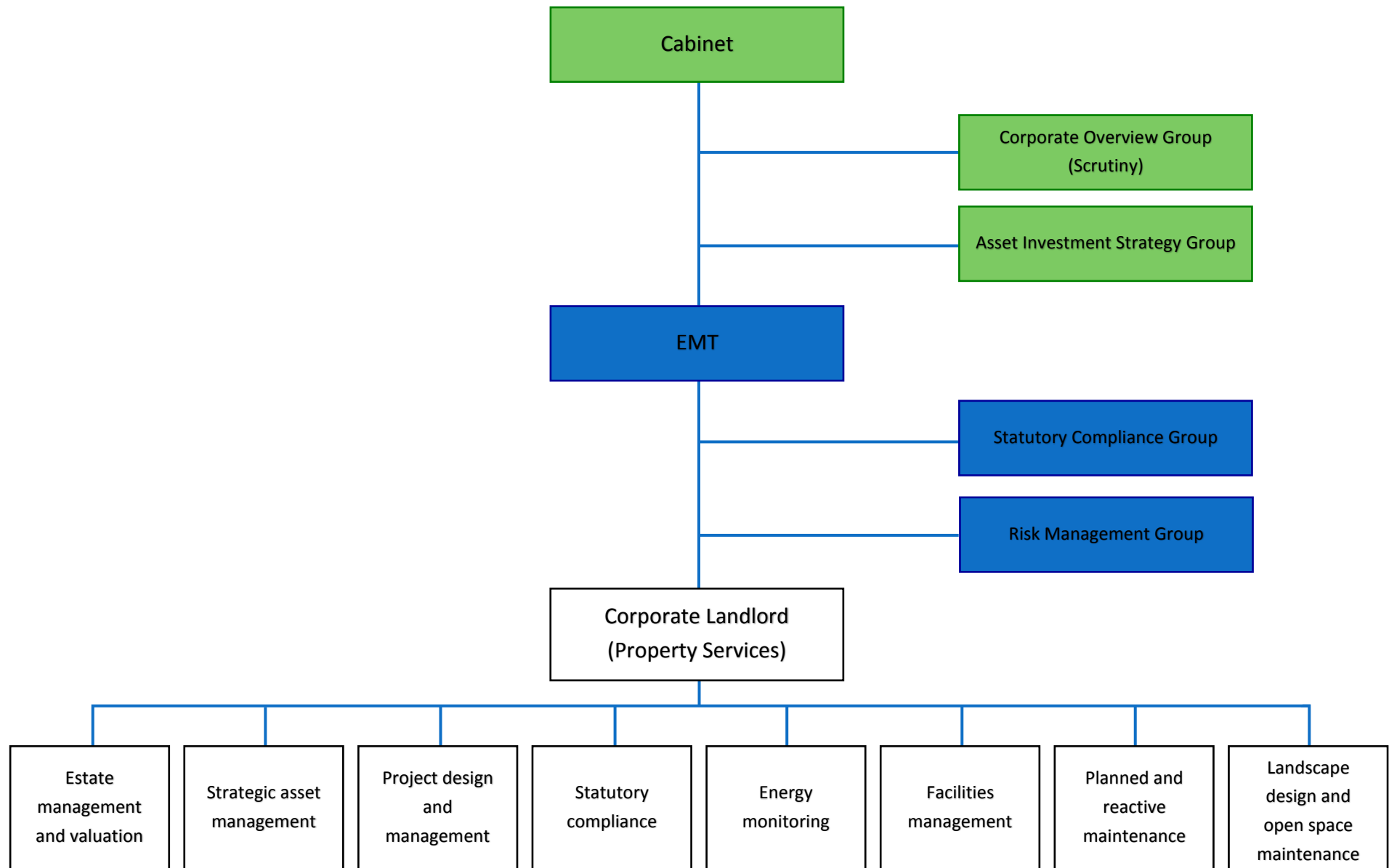
# Our Corporate Landlord Approach

Like any other council resource, it is important that our property assets, including land and buildings, are effectively managed, that key stakeholders are involved in the process and that decisions made remain closely aligned to the Council's priorities and core objectives.

The Corporate Landlord Approach has moved the responsibility for managing and operating property assets away from individual service areas into the corporate core. This ensures that the Corporate Landlord has oversight and control of all property assets allowing service areas to focus their efforts on service design and delivery. A key function of the Corporate Landlord is therefore to ensure that the property requirements of the individual service areas are properly understood and appropriately accommodated.

Other key functions of the Corporate Landlord include advising on and undertaking property acquisitions, capital development and disposals. In addition, the following activities are also undertaken or co-ordinated by the Corporate Landlord:

- Estate management and valuation
- Strategic asset management
- Project design and management
- Statutory compliance
- Energy monitoring
- Facilities management
- Planned and reactive maintenance
- Landscape design and open space maintenance



# Maintaining Our Assets

The maintenance and upkeep of Council owned property assets is an ongoing and essential activity to ensure that they remain:

- Safe and secure
- Fit for their intended purpose
- Are efficiently operated
- To maximise the investment
- To achieve the right balance between reactive and planned works
- To protect their market value
- To maximise efficiencies through procurement

The costs of maintenance and upkeep are significant, running to approximately £1.7m for grounds maintenance and £400k for building maintenance in 2019/20.

To ensure that maintenance activity remains appropriate and timely for the different property asset types and use, regular inspections are carried out to assess asset condition and to monitor performance. The results of cyclical property inspections are key in that they inform future budget planning and also help to ensure that where possible works are planned in advance and not reactive, which usually results in better controlled and lower maintenance costs and better maintained assets.

# Performance measures in line with Asset Management Strategy Objectives

Objective 1 - To plan and manage property as a corporate resource and service for the benefit of the people of Rushcliffe

- 5 year planned maintenance programme
- Service Plan and Performance Indicators reporting
- Asset Management Plan and Action Plan
- Monthly income review and reporting
- Annual review of the Commercial and Investment Portfolio
- Reviews of community facilities (land and buildings)

Objective 3 - To manage property effectively and secure efficiencies by challenging occupation and utilisation

- Implementation of new ways of working
- Space fit for purpose
- Average office floor space per FTE
- Performance of Investment portfolio
- Property running costs
- Project time & cost predictability

Objective 2 - To provide the right property, fit for purpose, in the right place, to meet current service needs and plan for the future

- Current property condition
- Property maintenance spend
- Risk measures for Corporate Landlord responsibilities
- Service review, planning and future proofing
- Customer and user satisfaction

Objective 4 - To ensure that property is as sustainable as possible in design, construction, operation and maintenance

- Energy Consumption
- Water Consumption
- Reduce/zero CO2 emissions target
- Designs to include renewable energy and water use reduction technology included in new projects where possible
- Energy surveys

Objective 5 - To use land and buildings to stimulate development and economic growth and support local business

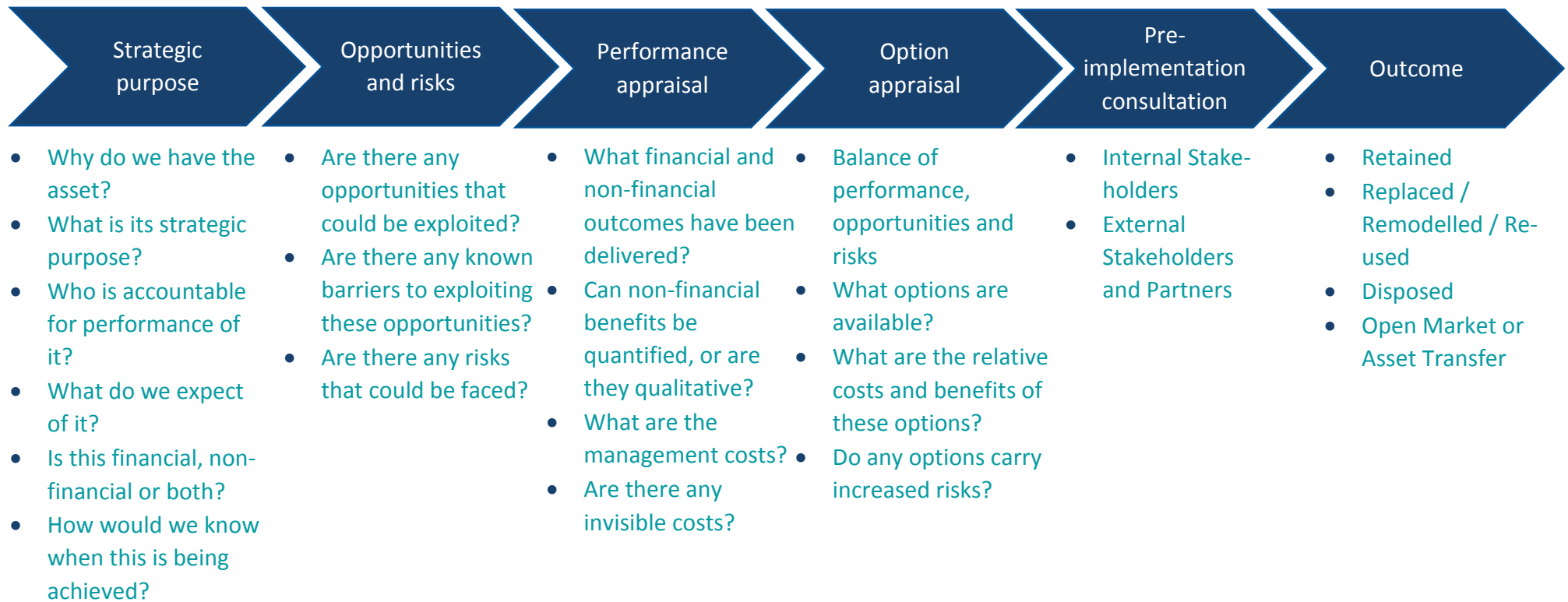
- Identification of sites with redevelopment opportunities
- Funding reporting
- Impact on employment and job creation
- Performance Indicators recording occupancy of Rushcliffe and private sector business space

Objective 6 - To promote community focused service delivery including working in partnership with others

- Quality portfolio of community assets operating for the benefit of residents
- Maintaining and developing land of value to local communities, eg playing fields, green spaces, allotments
- Using green space to promote exercise and positive mental health for a good quality of life
- Property used to bring together public sector and partners in joint community facilities
- Joint mapping of assets across public sector

# Challenging Our Assets

The aims of Asset Challenge are to reduce costs and identify assets to be retained/invested in or which are surplus to requirements. Asset Challenge is an embedded process and the Council’s asset portfolio has been reviewed, resulting in a streamlined, fit for purpose and active asset portfolio. It is good practice to keep Asset Challenge on the agenda and whilst RBC is confident its current portfolio is fit for purpose to deliver service demands, the process for future reviews is set out below:



# Carbon Efficiency

In light of the Intergovernmental Panel on Climate Change (IPCC) declaring a climate emergency, RBC's Cabinet met in March 2020 and approved a target date of 2030 for the Council's direct operations to become carbon neutral.

The main source of emissions from the Council's own operations are from leisure centres (around 67%) and fleet vehicles (around 25%), with the remainder being from a range of sources such as buildings and business travel.

A Carbon Reduction Action Plan had been developed to work towards achieving this target. It contains both internal and external actions and has the following eight themes:

- Property Assets
- Fleet and Transport
- Contracts and Procurement
- Policy and Regulation
- Waste and Recycling
- Operational Activities
- Community and Business
- Offsetting

The Carbon Reduction Action Plan will form an integral part of the future management of the Council's assets to reach the 2030 target date.

It is important to note that carbon neutral is not the same as zero emissions and it is expected that by 2030 there will still be some residual emissions from the Council's operations and that a degree of offsetting will be required.

The Carbon Reduction Action Plan is a live document and will be updated as necessary as it will evolve as research and technology develops. The plan has been developed to integrate with the overarching D2N2 Energy Strategy to support cross boundary initiatives.

# Asset Investment Strategy

The Council has adopted a commercial Asset Investment Strategy (AIS) as another way of supporting service delivery and the Medium-Term Financial Strategy. Set up with Cabinet approval and a capital fund of £20m, decision making is delegated to the Asset Investment Strategy Group, made up of the Leader of the Council, Portfolio Holder for Finance, Portfolio Holder for Business and Transformation, the Chief Executive, Executive Manager for Finance and Executive Manager for Transformation.

Investments are considered where there is a viable business case which increases the rental and/or business rates income to the Council or where there is a wider economic case for the

investment. All potential investments are reviewed against a matrix of criteria and considered by the Group.

Recent acquisitions include a convenience retail store at Trent Boulevard, an office/laboratory on Lenton Lane, an industrial unit at Bardon in Leicestershire, offices in Castle Donington and a new Grade A tenanted office in Edwalton.

Going forward, RBC is committed to investing in properties within the borough, subject to evaluating the economic and commercial risks, to ensure they directly enhance the economic prosperity of the borough. Two examples currently under construction are a tenanted office in Edwalton and new retail in phase II of the Cotgrave regeneration project.





# Working with Partners

We are active members of the One Public Estate programme, working closely with other Public Sector organisations across the D2N2 LEP area to explore opportunities to reduce premises costs and make assets work better for our communities and customers.

We take opportunities to share space with our partners to support the continued delivery of efficient and joined up services. This includes locating our contact points in libraries in East Leake and Cotgrave and in the medical centre in Bingham, where we work closely with the Police and other agencies.

We have relocated our West Bridgford Depot and our team are now based at Eastcroft, the City Council's Depot. This enabled the regeneration of the Council's former depot to provide high quality, carbon efficient housing, including affordable homes.

Our Borough Council offices are located within the same building as our newest leisure centre, which is operated by a partner organisation. The new leisure centre formed part of the Council's Leisure Strategy to rationalise the number of centres in West Bridgford and ensure all centres are efficient, high performing and in the right location.

Relocating the Council's offices to the same site enabled further rationalisation of the asset portfolio: the aging Civic Centre became too large for the organisation and was expensive to run

and it was sold for housing development, which part funded the new leisure centre and offices. The leisure centre has generated high demand from the community and the new offices supported 'new ways of working' and maximising the space with a 6:10 desk ratio.

We have secured external funding from a number of different sources to improve our own estate and therefore the services we provide. This includes funding from D2N2 Local Enterprise Partnership and Homes England to support the regeneration of Cotgrave Town Centre. The funding enabled RBC to purchase the retail units and refurbish them to deliver significantly improved retail space, as well as the addition of nine new offices on the first floor, all of which are now let to local businesses. The project also included the demolition of the existing police, health centre and library and the creation of a new multiservice centre. RBC led the project over 10 years, bringing all partners together to deliver an ambitious vision for the future of the town centre.

In addition to the improvements in the town centre, funding was also secured to build 11 new industrial units in Cotgrave on the former colliery site to the north of the new housing development where 470 new homes have been built. The industrial units were all let within 4 months and provide high quality small industrial space for local businesses to start up and grow.

The Borough Council takes a proactive approach to lobby and influence Government and partners to help create further opportunities for growth and development in the borough. We have established the strategic and local growth boards, which bring together key partners to help shape future plans for our main town centres and the borough as a whole. Through these groups we identify priority areas of work and an action plan to deliver collectively.

RBC is an active participant in the emerging plans for a Development Corporation (DC): the proposal is for a new DC to cover three distinct areas: Ratcliffe on Soar Power Station; HS2 station at Toton; and East Midlands Airport. The Power Station is located on the edge of the borough and is due to be decommissioned in 2025. This is a key location at the entrance of the borough and the proposed DC provides an opportunity to attract significant investment. The Leader of the Council sits on the DC Oversight Board.

## The strategic objectives of the One Public Estate programme

- Joined-up and customer-focussed services - enabling greater collaborative working across public service providers in the D2N2 area to support individuals, families and communities
- Improved access to public services
- Deliver public service efficiency savings through greater service integration and new delivery models, supporting service demand and management approaches
- Deliver greater savings in running and maintenance costs through sharing public service buildings
- Work closely with community organisations - optimising the use of assets where most benefit can be realised
- Contribute to wider economic, social and environmental outcomes eg exploring the creation of joint waste management and grounds maintenance depots
- Create standard practices for performance measurement - reviewing the metrics for building occupancy and space utilisation, void properties and rent levels across the D2N2 area
- A Public Sector Asset Management Board, with representatives from all Public Sector Partners



## Engaging with our Communities

RBC works closely with a significant number of community, voluntary and charitable organisations across our community assets, such as community centres, parks, playing fields and open spaces. This symbiotic relationship with our community partners improves the ‘quality of life’ of residents and businesses in the borough, whilst making the most of our assets.

As well as using our facilities, voluntary organisations, such as the Friends of Rushcliffe Country Park, play a significant role in delivering the Asset Management Plan’s objectives by promoting the Park and working in a voluntary capacity to improve its facilities. Encouraging the involvement of communities and other key stakeholders in making choices for service delivery within their area form a key strand of how we aim to develop an effective, efficient and inclusive property portfolio.

Community Centres have recently been subject to scrutiny and asset challenge, resulting in looking at a new model of management for Lutterell Hall, a community centre in West Bridgford. Following a marketing exercise, a local community group will take over the centre, creating a local place for the benefit of local residents at the heart of the community.

Local people are often well placed to manage community facilities in their area, with access to local knowledge, volunteers and hands-on management, it often results in improved community engagement, and with lower overheads, can offer better value-for-money.

Managing these facilities can help to empower local communities and can bring opportunities for greater independence and financial sustainability. When done well, it can create lasting change in local neighbourhoods.

We are fully committed to using our assets to form long-term partnerships with suitable community organisations, to create stronger, more cohesive and more sustainable communities.



# Our Forward Plan

More than ever, we need to ensure our property estate is fit for purpose, but also driving the local economy, working with partners to bring forward a cohesive public estate.

We have a proactive, positive and innovative approach to asset management in delivering the key aims and objectives to keep efficient and effective land and buildings for the community.

Pipeline projects will continue to improve the quality of our assets and services for residents and to ensure Rushcliffe remains a great place to live and do business.

The Asset Management Action Plan will be managed, monitored and updated regularly to report on progress and achievements. The document will be continually changing to reflect achievement of actions and capturing new priorities and initiatives as they are identified.



Bingham masterplan

# Asset Management Action Plan



# Appendix A

## Asset Management Action Plan

	<b>ACTIONS</b>	<b>PROGRESS</b>
1	Cotgrave Town Centre Regeneration Project – Phase II	Progressing – pre-let agreed, planning permission granted, construction due to commence
2	Trees Undertake survey, prepare and implement programme of works	New survey commissioned Dec 2019. Work plan will flow from results
3	Moorbridge Road, Bingham Buy 11 small employment units to add to investment portfolio and build access road to BTC playing fields to serve new long stay car park Application for external D2N2 funding due to poor ground conditions impacting on higher build cost	Funding application unsuccessful. High costs outside of allocated budget, withdraw from purchase  Developer will proceed on speculative basis and build the road
4	New Bingham Leisure Centre, Chapel Lane Implement Leisure Strategy phase 2	Design team appointed  Planning application submitted Dec 2019  Finalising design and specification to go to tender
5	AIS asset acquisitions	Due to complete in June 2020 and September 2020

	Two investment acquisitions at progressing	
6	AIS asset acquisitions Investment Property acquisition Trowell Road, Wollaton	Withdrawn from purchase due to economic conditions and contractual issues
7	Open new Customer Service Centre in West Bridgford and vacate the police station	Opened Feb 2020
8	Open new Customer Service Point in East Leake Library	Opened Feb 2020
9	Review Lutterall Hall	Public consultation and marketing completed Cabinet approval on 10 March 2020 to work with successful bidder to take over management of the Hall
10	New office/serviced office for lease to small local businesses at Chapel Lane, Bingham (adjacent to new Leisure Centre) SUDS funding bid submitted	Planning permission submitted Dec 2019 Finalising design, tender and funding documents Aiming to complete Spring 2022
11	WB car park redevelopment as per Commissioners' Report	Cost, market appraisal and demand report prepared, project paused due to economic conditions
12	Abbey Road redevelopment – bring forward a high quality scheme via a developer to build 76 new homes to specified Design Code to sustainable criteria.	Several bids received after marketing, negotiations with preferred bidder, aiming to exchange summer 2020 On site remediation taking place
13	New Crematorium, Stragglethorpe	Planning permission received on appeal



		<p>Cabinet approved to proceed</p> <p>Preparing to appoint Project Manager and Design Team</p> <p>Aiming for completion April 2022</p>
14	<p>Radcliffe on Trent village centre vibrancy review</p> <ol style="list-style-type: none"> <li>1. Create public realm scheme</li> <li>2. Prepare options for village centre for land adj Parish Council offices</li> </ol>	<p>Support through Growth Board with match funding</p> <p>Public realm scheme being considered by Parish Council</p> <p>Preparing village centre scheme</p>
15	Review the future of The Barn in Keyworth	Discussing lease option with local group
16	Spinney Hill, Landmere Lane – consideration of future use since tenant terminated licence	Autumn 2020
17	Review new Carbon Management Policy and align to asset base	Awaiting new Policy to produce work flow
18	<p>Hollygate Lane, Cotgrave (COT1 land)</p> <p>Sell site for housing development</p>	<p>Heads agreed, with legal to finalise contracts to exchange</p> <p>July 2020</p>
19	VE 75 <sup>th</sup> Commemoration	Postponed
20	<p>Health Centres – East Leake and Radcliffe on Trent</p> <p>With CCG and other partners</p>	Ongoing to find a solution
21	Allotments	Lease terms agreed. Works completed March 2020

	Agree new lease with Allotment Association and improvement works to Abbey Road allotments	
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## Ongoing Actions

22	Land and Building Assets – review all on a rolling programme, looking at suitability and cost. Dispose if declared surplus to requirements	Ongoing programme of review and disposal
23	Ownership Database – continue to implement project plan to create one central database, including data and mapping information for each asset	Phase 1 complete Phase 2 complete through OPE Phase 3 ongoing
24	Partnership working - continue to explore opportunities	Open project
25	Capital programme implementation	Delivery of projects live for 20/21
26	Condition surveys	New 5 year planned maintenance programme being prepared
27	Commercial portfolio – maximise income and business support	Ongoing
28	Asset Investment Strategy (AIS) – proactively manage the portfolio	Ongoing
29	Business growth promotion in Rushcliffe	Ongoing: Growth Boards Rushcliffe Business Partnership

		Retail support
30	Bingham Masterplan	Bingham Masterplan Action Plan ongoing
31	Tudor Square, West Bridgford LEP funding bid submitted for infrastructure improvements	Insufficient funding available
32	Development Corporation – power station, partnership working across boundaries	Ongoing
33	Sharphill – manage Rushcliffe’s interest to maximise overage return	Negotiations completed, part overage payments received with further receipts expected as development progresses
34	RAF Newton Funding bid to Highways England for pedestrian footbridge over A46 linked with housing growth	Ongoing

# Appendix B

## Assets List

Property Name	Street Name	District	Property Description
Unit 1, Bardon 22	Bardon Hill	Coalville	Investment Asset
Co-op	Trent Boulevard	West Bridgford	Investment Asset
Finch Close	Lenton Lane	Nottingham	Investment Asset
Boundary Court	Willow Farm Business Park	Castle Donnington	Investment Asset
Unit 1, Edwalton Business Park	Landmere Lane	Edwalton	Investment Asset
Unit 3, Edwalton Business Park	Landmere Lane	Edwalton	Investment Asset - Under construction
Units 1 to 4, Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Investment Asset - Under construction
Unit 1 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 2 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 3 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 4 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 5 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 6 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 7 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit

Unit 8 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 9 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 10 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 11 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 12 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 13 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 14 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 15 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 16 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 17 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 18 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 19 Colliers Business Park	Colliers Way	Cotgrave	Industrial unit
Unit 1 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 2 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 3 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 4 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 5 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 6 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit

Unit 7 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 8 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 9 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 10 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 11 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 12 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 13 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 14 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 15 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 16 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 17 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 18 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 19 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 20 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 21 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 22 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 23 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 24 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit

Unit 25 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 26 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 27 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 28 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 29 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Unit 30 Manvers Business Park	High Hazles Road	Cotgrave	Industrial unit
Keyworth Workshops	Debdale Lane	Keyworth	Industrial units - ground lease
Cotgrave Workshops	Candleby Lane	Cotgrave	Industrial units - ground lease
The Barn	Main Street	Keyworth	Barn - Grade II Listed
Suite A The Point	Welbeck Road	West Bridgford	Office unit
Suite B The Point	Welbeck Road	West Bridgford	Office unit
Suite C The Point	Welbeck Road	West Bridgford	Office unit
Suite D The Point	Welbeck Road	West Bridgford	Office unit
Suite E The Point	Welbeck Road	West Bridgford	Office unit
Suite F The Point	Welbeck Road	West Bridgford	Office unit
Suite G The Point	Welbeck Road	West Bridgford	Office unit
Suite H The Point	Welbeck Road	West Bridgford	Office unit
Suite I The Point	Welbeck Road	West Bridgford	Office unit

Suite A Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite B Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite C Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite D Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite E Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite F Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite G Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite H Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Suite I Cotgrave Business Hub	Welbeck Road	West Bridgford	Office unit
Rushcliffe Arena Office	Rugby Road	West Bridgford	Office unit
The Hall	Bridgford Road	West Bridgford	Office unit
Brewery House	Walkers Yard	Radcliffe On Trent	Office unit
Ground Floor Enterprise Centre	Candleby Lane	Cotgrave	Office unit
First Floor Enterprise Centre	Candleby Lane	Cotgrave	Office unit
The Cotgrave Hub	Rivermead	Cotgrave	Office unit
5 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
6 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
7 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit



8 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
9 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
10 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
12 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
13 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
14 Cotgrave Shopping Centre	Candleby Lane	Cotgrave	Retail unit
1 Walkers Yard	Walkers Yard	Radcliffe On Trent	Retail unit
The Hall	Bridgford Road	West Bridgford	Leisure & Hospitality
Kiosk	Bridgford Park	West Bridgford	Leisure & Hospitality
Greenacres Mobile Home Park	Adbolton Lane	Holme Pierrepont	Leisure & Hospitality
West Bridgford Joint Cadet Centre	Wilford Lane	West Bridgford	Leisure & Hospitality
Park Cottage	Bridgford Road	West Bridgford	Residential property
Mast	Buckfast Way	West Bridgford	Telecoms site
Mast	Rushcliffe Arena	West Bridgford	Telecoms site
Mast	Stamford Road	West Bridgford	Telecoms site
Mast	Willwell Farm	Wilford	Telecoms site
Land	Stable Block / Spinney Hill	Ruddington	Telecoms site

Land North of Hollygate Lane	Hollygate Lane	Cotgrave	Agricultural Land
Wilwell Farm	Wilford Road	Ruddington	Agricultural Land
Whysall Lane	Whysall Lane	Rempstone	Agricultural Land
Land at Sharpill Wood	Melton Road	Edwalton	Agricultural Land
Allotments	Stamford Road	West Bridgford	Allotments
Allotments	Eltham Road	West Bridgford	Allotments
Allotments	Buckfast Way	West Bridgford	Allotments
Allotments	Holme Road	West Bridgford	Allotments
Allotments	Burleigh Road	West Bridgford	Allotments
Allotments	Kingston Road	West Bridgford	Allotments
Allotments	Abbey Close	Aslockton	Allotments
Allotments	Victoria Road	Bunny	Allotments
Allotments	Forest Close	Cotgrave	Allotments
Allotments	Hill Drive	Bingham	Allotments
Market Place	Market Place	Bingham	Market Place
Bingham Leisure Centre	The Banks	Bingham	Leisure Centre
Cotgrave Leisure Centre	Woodview	Cotgrave	Leisure Centre
Keyworth Leisure Centre	Church Drive	Keyworth	Leisure Centre

East Leake Leisure Centre	Lantern Lane	East Leake	Leisure Centre
Rushcliffe Arena Leisure Centre	Rugby Road	West Bridgford	Leisure Centre
Cemetery	Shaw Street	Ruddington	Cemetery
St Wilfrids Cemetery	Main Road	Wilford	Cemetery
Rushcliffe Country Park	Mere Way	Ruddington	Country Park
Public convenience	Eaton Place	Bingham	Public convenience
Public convenience	Bridgford Park	West Bridgford	Public convenience
2 - 4 Hound Road	Hound Road	West Bridgford	Hostel
Edwalton Golf Course	Wellin Lane	Edwalton	Golf course
Car Park	Newgate Street	Bingham	Car Park
Car Park	Needham Street	Bingham	Car Park
Car Park - Medical Centre	Main Road	Radcliffe On Trent	Car Park
Car Park - Walkers Yard	Main Road	Radcliffe On Trent	Car Park
Car Park - Nursery	Albert Road	West Bridgford	Car Park
Car Park	Bridgford Road	West Bridgford	Car Park
Car Park	Gordon Road	West Bridgford	Car Park
Car Park	Curch Drive	Keyworth	Car Park
Car Park	Bunny Lane	Keyworth	Car Park

Car Park	Holme Grove	Lady Bay	Car Park
Car Park	Edwalton Avenue	West Bridgford	Car Park
Wilwell Farm Cutting Nature Reserve	Wilford Road	Ruddington	Nature reserve
Wilford Claypit		Compton Acres / West Bridgford	Nature Reserve
Meadow Covert	Alford Road	Edwalton	Nature Reserve
The Green Line	Selby Road / St Helens Road	West Bridgford	Nature Reserve
Sir Julien Cahn Pavilion	Loughborough Road	West Bridgford	Pavilion
West Park Pavilion	Loughborough Road	West Bridgford	Pavilion
Alford Road Pavilion	Alford Road	West Bridgford	Pavilion
Gresham Pavilion	Wilford Lane	West Bridgford	Pavilion
Gamston Community Hall	Ambleside	Gamston	Community Hall
Lutterell Hall	Church Drive	West Bridgford	Community Hall
Bridgford Park	Bridgford Road	West Bridgford	Open space land
Land at Azimghur Road	Azimghur Road	Whatton	Open space land
Land	The Green Walk	Whatton	open space land
Land	Transferred from Bovis	Gamston	Open space land
Land	Buttermere Close	Gamston	Open space land

Land	Rugby Road	West Bridgford	Open space land
Land South of the Dial	The Dial	Cotgrave	Open space land
The Hook	Holme Road	West Bridgford	Open space land
Collington Common	Collington Way	West Bridgford	Open space land
Public open space	Saltby Green	West Bridgford	Open space land
Open space	Candleby Lane	Cotgrave	Open space land
Land at Lawrence Close	Lawrence Close	Cotgrave	Open space land
Land	Owthorpe Road	Cotgrave	Open space land
Land at The Old Park	The Old Park	Cotgrave	Open space land
Public open space	Gotham Road	East Leake	Open space land
Public open space	Woodroffe Way	East Leake	Open space land
Abbey Park open space	Buckfast Way	West Bridgford	Open space land
Miss Machins Field	Village Street	Edwalton	Open space land
Bird Estate	Swallow Drive	Bingham	Open space land
Public open space	Kelder Drive	Bingham	Open space land
Land	Queens Court	Bingham	Open space land
Land	Daleside	Cotgrave	Open space land
Bells Estate	Brownhill Close	Bingham	Open space land

Tree Estate	Off Sycamore Road	East Leake	Open space land
Open space	Holmsfield	Keyworth	Open space land
Open space	Newbold way	Kinoulton	Open space land
Open space	Hudson way	Radcliffe On Trent	Open space land
Land and road	East Moor	Cotgrave	Open space land
Playing field	Gotham Road	East Leake	Playing fields
West Park	Loughborough Road	West Bridgford	Playing fields
Bridge Field playing field	Bridgford Road	West Bridgford	Playing fields
Gresham playing field	Wilford Lane	West Bridgford	Playing fields
Greythorn playing field	Greythorn Drive	West Bridgford	Playing fields
Recreation ground	Gotham Road	East Leake	Playing fields
Recreation ground	East Moor	Cotgrave	Playing fields
Easthorpe playing field	St. Marys Crescent	Ruddington	Playing fields
Playing fields - Boundary Road	Boundary Road	West Bridgford	Playing fields
Alford Road	Alford Road	West Bridgford	Playing fields

# Appendix C

## Asset Management Strategy

# Rushcliffe Borough Council – Asset Management Strategy 2020-2025

Our aim is to develop an effective, efficient and economic property portfolio which....







Rushcliffe  
Borough Council

Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

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