



Tuesday, 8 December 2020

Dear Sir/Madam

A meeting of the Council will be held on Wednesday, 16 December 2020 via Microsoft Teams, commencing at 7.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ruth E Hyde'.

Chief Executive

To Councillors: E H Atherton  
S A Bagshaw  
D Bagshaw  
L A Ball BEM  
M Brown  
B C Carr  
S J Carr  
M J Crow  
E Cubley  
T A Cullen  
S Easom  
D A Elliott  
L Fletcher  
J C Goold  
D Grindell  
T Hallam  
M Handley  
M Hannah  
R I Jackson  
E Kerry  
S Kerry  
H G Khaled MBE

L A Lally  
P Lally  
H Land  
R D MacRae (Vice-Chair)  
G Marshall  
J W McGrath  
P J Owen  
J M Owen  
J P T Parker  
J C Patrick (Chair)  
D D Pringle  
M Radulovic MBE  
P Roberts-Thomson  
R S Robinson  
P D Simpson  
H E Skinner  
C M Tideswell  
I L Tyler  
D K Watts  
E Williamson  
R D Willimott

## A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

(Pages 1 - 8)

To approve as a correct record, the minutes of the Council meeting held on 14 October 2020.

4. MAYOR'S ANNOUNCEMENTS

5. YOUTH MAYOR'S REPORT ON BROXTOWE YOUTH VOICE ACTIVITIES

6. PRESENTATION OF PETITIONS

7. LEADER'S REPORT

8. PUBLIC QUESTIONS

9. MEMBERS' QUESTIONS

10. MEMBERS' SPEECHES ON WARD ISSUES

11. QUESTIONS ON OUTSIDE BODIES

12. APPOINTMENTS TO COMMITTEES AND WORKING GROUPS

Due to the sad passing of Councillor R H Darby, (a Labour Member), the Labour Group Leader is now required to nominate the vacant seats on the committees listed below in accordance with the Local Government and Housing Act 1989:

- Community Safety Committee
- Environment and Climate Change Committee
- Governance, Audit and Standards Committee
- Local Joint Consultative Committee (a non-public working group)
- Licensing and Appeals Committee (as a substitute)

Full Council is asked to approve the nominations. For information, there is no duty to review the political proportionality calculations when a member dies or resigns and Councillor Darby's seat will remain allocated to Labour under the proportionality rules until the next by-election in May 2021.

13. DECISIONS FROM COMMITTEE MEETINGS (Pages 9 - 26)

To note the decisions made by the Council's Committees.

14. PROGRAMME OF MEETINGS FOR MAY 2021 TO APRIL 2022 (Pages 27 - 30)

To seek approval of the Programme of Meetings for May 2021 to April 2022.

15. NOTICE OF MOTION

16. REFERENCE

16.1 EAST MIDLANDS DEVELOPMENT CORPORATION - INTERIM VEHICLE THE ESTABLISHMENT OF EM DEVCO COMPANY LIMITED BY GUARANTEE CLG (Pages 31 - 56)

Policy and Performance Committee  
2 December 2020

The Committee considered the creation of a company, also known as an interim vehicle, to unify the efforts of relevant local authorities in ambitious projects for the development of

three major sites, namely Toton and Chilwell centred on the HS2 Hub, Ratcliffe on Soar power station and East Midlands Airport. The Council would be a minority shareholder in the company, which would be a forerunner of the statutory Development Corporation to be created by Parliament.

It was proposed by Councillor M Radulovic MBE and seconded by Councillor G Marshall that the conditions of the recommendation to Council be amended to include the following:

- e) That the Council will look to ensure that the freeport proposition and any development on the Ratcliffe on Soar site is consistent with the Council's net carbon zero climate change strategy ambitions.
- f) That the Council will look to ensure that the freeport proposition and any development on the Ratcliffe on Soar site is consistent with the Council's net carbon zero climate change strategy ambitions and contribute to regional resilience and clean growth and that the ambition for the national skills academy in the Broxtowe area be further developed and strengthened.

On being put to the meeting the proposal was carried.

**RECOMMENDED to Council that:**

- 1. The proposal for the Council to join the interim vehicle and participate in its incorporation be approved.**
- 2. The Council enter into a proposed Members' agreement and articles of association as outlined in appendix 2 (the final content of these documents being delegated to the Chief Executive in consultation with the three group leaders).**

**RECOMMENDED to the Finance and Resources Committee and Council that the expected financial contribution of £500,000 over three financial years funded from the Council's general fund reserves, with the profile from 21/22, 22/23 and 23/24 to be confirmed subject to the following conditions:**

- a) That the funds will not be used in a manner which contravenes state aid rules,**
- b) If the government decides not to financially contribute to the interim vehicle the Council, will reserve the right to review its financial commitment;**
- c) If government policy changes so that the HS2 hub station does not come to Toton the Council, will reserve the right to review its position**

- d) For consensus on a number of key points namely agreement by the council's representative on the board to the annual business plan; changes to the articles, the process for appointment of independent directors and the decision to move to a statutory development company.**
- e) That the Council will look to ensure that the freeport proposition and any development on the Ratcliffe on Soar site is consistent with the Council's net carbon zero climate change strategy ambitions.**
- f) That the Council will look to ensure that the freeport proposition and any development on the Ratcliffe on Soar site is consistent with the Council's net carbon zero climate change strategy ambitions and contribute to regional resilience and clean growth and that the ambition for the national skills academy in the Broxtowe area be further developed and strengthened.**

**RECOMMENDED to Council that the appointment of a Director of the Interim Vehicle be approved.**

This page is intentionally left blank

## **COUNCIL**

**WEDNESDAY, 14 OCTOBER 2020**

Present: Councillor J C Patrick, Mayor

Councillors: E H Atherton  
S A Bagshaw  
D Bagshaw  
L A Ball BEM  
M Brown  
B C Carr  
S J Carr  
M J Crow  
E Cubley  
T A Cullen  
R H Darby  
S Easom  
D A Elliott  
L Fletcher  
J C Goold  
D Grindell  
T Hallam  
M Handley  
R I Jackson  
E Kerry  
S Kerry  
H G Khaled MBE  
L A Lally  
P Lally  
H Land  
R D MacRae (Vice-Chair)  
G Marshall  
J W McGrath  
P J Owen  
J M Owen  
J P T Parker  
D D Pringle  
M Radulovic MBE  
P Roberts-Thomson  
R S Robinson  
P D Simpson  
H E Skinner  
C M Tideswell  
I L Tyler  
D K Watts  
E Williamson  
R D Willimott

An apology for absence was received from Councillor M Hannah.

27 DECLARATIONS OF INTEREST

Councillors S J Carr, R I Jackson and G Marshall declared a non-pecuniary in item10 due to being members of the Beeston Town Centre Board, minute number 35 refers.

28 MINUTES

The minutes of the meeting were confirmed as a correct record subject to the amendment that under minute number 24.1 the stated amendment was proposed by Councillor S J Carr rather than Councillor B C Carr as identified in the minutes.

29 MAYOR'S ANNOUNCEMENTS

The Mayor gave a résumé of her time in office since the previous meeting.

30 YOUTH MAYOR'S REPORT ON BROXTOWE YOUTH VOICE ACTIVITIES

There was no update on Youth Voice activities.

31 PRESENTATION OF PETITIONS

No petitions were presented.

32 LEADER'S REPORT

The Leader gave an update to members which included information on the Council's response to the COVID-19 pandemic, local government reform, the Council's Medium Term Financial Strategy, the Toton and Chetwynd Masterplan, housing issues, business growth and environmental issues. The Leader congratulated two Housing officers on winning the activities officer award, he stated that it was remarkable that so soon after their appointment they had made such a positive impact on the lives of older people living in the schemes in Broxtowe.

33 PUBLIC QUESTIONS

The were no questions from members of the public.

34 APPOINTMENTS TO COMMITTEES AND WORKING GROUPS

There were no amendments to committees or working groups.

35 DECISIONS FROM COMMITTEE MEETINGS

Members noted the decisions made at Committee meetings.



36 MEMBERS' QUESTIONS

There were no questions from members.

37 MEMBERS' SPEECHES ON WARD ISSUES

Councillor J W McGrath gave an update in relation to Stapleford South West with particular regard to HS2 engagement, whilst Councillor D K Watts updated the Council in relation to litter in Coventry Lane, Bramcote.

38 QUESTIONS ON OUTSIDE BODIES

There were no questions on outside bodies.

39 NOTICE OF MOTION

39.1 THE FOLLOWING NOTICE OF MOTION HAD BEEN SUBMITTED BY THE LIBERAL DEMOCRAT GROUP:

"Broxtowe Borough Council notes that:

- A. The Government is consulting on to overhaul the planning system.
- B. The reforms to existing planning rules would allow fast track permissions for offices and retail centres to be converted to houses; and extra storeys to be added to existing housing and flats.
- C. The assessment of local housing need and the threshold below which developers are required to contribute to affordable housing will also be changed.
- D. In the future reforms proposed in the *Planning for the Future* consultation published on the 6 August 2020, land will be categorised into growth, renewal or protection zones;
  - I. 'Growth' areas will allow planning permission in principle if a site is designated a development site in the local plan.
  - II. 'Renewal' areas will be subject to a statutory 'presumption in favour of development'
  - III. 'Protection' areas will be where development will be discouraged.
- E. The Government has already laid new regulations allowing Permitted Developments that do not provide adequate environmental standards to counter Climate Change dangers

Broxtowe Borough Council recognises:

- 1. The need to build more housing to prevent homelessness and provide adequate, affordable and suitable accommodation for everyone, and the failure of successive governments to address the issue.
- 2. That councils currently approve nine in ten applications.

3. That the Local Government Association findings show that over a million homes have planning permission but remain unbuilt.

Broxtowe Borough Council believes that:

- a. The planning system is not the cause of low build-out numbers.
- b. These proposals reduce democratic accountability and public scrutiny undermining the ability of councils to determine planning applications.
- c. These proposals significantly reduce the scope for public participation and influence on planning applications within local communities.
- d. The proposed changes would favour development interests over those of local communities.
- e. Delegation of detailed planning decisions to planning officers, rather than a democratically elected planning committee fails to recognise the role that public democratic scrutiny has in ensuring decisions are fair, transparent, with any impacts fully considered.
- f. The reforms restrict a planning authorities' ability to set local planning policies in line with the needs of their area and community aspirations, undermining the plan-led system, disempowering councils and communities.
- g. Replacing the Community Infrastructure Levy and Section 106 payments with centrally imposed housing targets and a national levy, will likely result in less money for affordable housing, sustainable transport and other critical infrastructure.
- h. The effort to speed up applications risk watering down or removing the requirement altogether for Strategic Environmental Assessments, Environmental Impact Assessments and similar assessments.
- i. The proposals do not sufficiently take into consideration the Climate Change Act 2008 provisions that address carbon dioxide emission standards for future housing stock.
- j. The proposals put at risk archaeology and heritage by undermining pre-commencement archaeological conditions in the development process.

Broxtowe Borough Council commits to:

1. Empower local democracy.
2. Provide the infrastructure the borough needs.
3. Provide truly affordable good quality housing.
4. Support housing with high standards of design, amenity, space.
5. Achieve the smallest possible carbon footprint from housing.

Broxtowe Borough Council strongly objects to these proposals and rejects the arbitrary housing targets and reduction of local control proposed in the consultation paper.”

A recorded vote was called for by Councillor D Grindell and seconded by at least five councillors.

On being put to the meeting the motion was passed and the voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
D Bagshaw	E H Atherton	L Fletcher
S A Bagshaw	L A Ball BEM	J C Patrick
B C Carr	M Brown	

<u>For</u>	<u>Against</u>	<u>Abstention</u>
S J Carr	M J Crow	
T A Cullen	E Cubley	
R H Darby	S Easom	
D A Elliott	J C Goold	
D Grindell	M Handley	
T Hallam	R I Jackson	
L A Lally	E Kerry	
P Lally	S Kerry	
H Land	H G Khaled MBE	
R D MacRae	J M Owen	
G Marshall	P J Owen	
J W McGrath	J P T Parker	
M Radulovic MBE	D D Pringle	
R S Robinson	P Roberts-Thomson	
H E Skinner	P D Simpson	
C M Tideswell	R D Willmot	
I L Tyler		
D K Watts		
E Williamson		

39.2 THE FOLLOWING NOTICE OF MOTION HAD BEEN SUBMITTED BY THE LIBERAL DEMOCRAT GROUP:

“Covid-19, Brexit, a global economic downturn and social security cuts are leaving Broxtowe citizens with financial uncertainty. With the furlough scheme approaching its end and protections for tenants being loosened, the borough and nation are facing a crisis never seen before. The Government hastily and inadequately implemented the furlough scheme, leaving too many people without financial support during lockdown. We believe radical change is needed to stimulate the economic recovery and successfully transition to a green, low carbon, hi tech economy. This requires widespread retraining of the workforce and our young people. We need to ensure Broxtowe residents have the financial security to be able to undertake career changes, access training and establish new enterprise.

These issues combined with technological advances leading to further automation and changes in commerce, necessitate a flexible and supportive societal answer. The present benefits system is not fit for purpose let alone the future, which warrants an ambitious response. This Council knows that universal credit has led to an upsurge in rental arrears across the private and social housing sector. The use of food banks has increased hugely in the past decade and much more in this pandemic. Means tested benefits are costly to administer and leave thousands of people navigating financial insecurity, not knowing what money they will get each month. We believe a universal basic income would be the best way to provide income security to the population and stimulate economic recovery.

The Liberal Democrats believe that no-one should be left with insufficient income to adequately feed, clothe and house themselves. Studies on universal basic income show vast improvements in health, wellbeing and productivity. People are more likely to find work when they have a guaranteed basic income. Additional support should continue for those with further health or care needs, single parents and those with caring responsibilities.

We call on this council to lobby the Government to establish universal basic income. We believe that Broxtowe would be a good area for a pilot scheme. Universal basic income should help boost the local economy and deal with the impending housing and unemployment crisis. We ask members to support this motion.”

A recorded vote was called for by Councillor D Grindell and seconded by at least five councillors.

On being put to the meeting the motion was passed and the voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
D Bagshaw	E H Atherton	J C Patrick
S A Bagshaw	L A Ball BEM	
B C Carr	M Brown	
S J Carr	M J Crow	
T A Cullen	E Cubley	
R H Darby	S Easom	
D A Elliott	L Fletcher	
D Grindell	J C Goold	
T Hallam	M Handley	
L A Lally	R I Jackson	
P Lally	E Kerry	
H Land	S Kerry	
R D MacRae	H G Khaled MBE	
G Marshall	J M Owen	
J W McGrath	P J Owen	
M Radulovic MBE	J P T Parker	
R S Robinson	D D Pringle	
H E Skinner	P Roberts-Thomson	
C M Tideswell	P D Simpson	
I L Tyler	R D Willimot	
D K Watts		
E Williamson		

#### 40 PLANNING FOR THE FUTURE - RESPONSE TO CONSULTATION

As a planning authority, this Council had been invited to respond to the consultation and a draft letter has been included for members to consider.

At the Planning the Committee held on 30 September 2020 the Committee It was proposed by Councillor D K Watts and seconded by Councillor D Grindell: “that a draft letter of response to the Planning for the Future Consultation be submitted to a meeting of full Council on 14 October 2020.” On being put to the meeting the motion was carried. It was therefore resolved that a draft letter of response to the Planning for the Future Consultation be submitted to a meeting of full Council on 14 October 2020. A draft letter has been included for members to consider.

A recorded vote was called for by Councillor D Grindell and seconded by at least five councillors.

On being put to the meeting voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
D Bagshaw	L A Ball BEM	E H Atherton
S A Bagshaw		M Brown
B C Carr		M J Crow
S J Carr		E Cubley
T A Cullen		S Easom
R H Darby		J C Goold
D A Elliott		M Handley
L Fletcher		R I Jackson
D Grindell		E Kerry
T Hallam		S Kerry
L A Lally		H G Khaled MBE
P Lally		J M Owen
H Land		P J Owen
R D MacRae		J C Patrick
G Marshall		J P T Parker
J W McGrath		D D Pringle
M Radulovic MBE		P Roberts-Thomson
R S Robinson		P D Simpson
H E Skinner		R D Willimot
C M Tideswell		
I L Tyler		
D K Watts		
E Williamson		

**RESOLVED** that the proposed response to the Planning for the Future consultation be approved and submitted.

This page is intentionally left blank

## Report of the Strategic Director

### DECISIONS FROM COMMITTEE MEETINGS

#### 1. Purpose of report

To note the decisions made by the Council's committees.

#### 2. Background

Decisions from committee meetings prior to the new Council year are attached to enable questions to the Chairs of the relevant committees. The following committee decisions are attached in the appendix:

- Community Safety Committee
- Housing Committee
- Jobs and Economy Committee
- Environment and Climate Change Committee
- Leisure and Health Committee Community Safety Committee
- Governance, Audit and Standards Committee
- Personnel Committee
- Policy and Performance Committee

#### **Recommendation**

**Council is asked to NOTE the report.**

#### Background papers

Nil

This page is intentionally left blank



Agenda Item Number	Committee Name	Committee Date	Report	Decision
3.	Community Safety Committee	Thursday, 12 November 2020	Minutes	<b>The minutes were confirmed as a correct record.</b>
6.	Community Safety Committee	Thursday, 12 November 2020	SAFEGUARDING CHILDREN AND SAFEGUARDING ADULTS POLICIES	<b>RESOLVED that the revised Safeguarding Children Policy and Safeguarding Adults Policy be APPROVED.</b>
7.	Community Safety Committee	Thursday, 12 November 2020	EASTWOOD VEHICLE NUISANCE PUBLIC SPACES PROTECTION ORDER	<b>RESOLVED that in accordance with the Anti-Social Behaviour, Crime and Policing Act 2014, the making of the Eastwood Vehicle Nuisance PSPO, as detailed in appendix 1 be APPROVED.</b>
8.	Community Safety Committee	Thursday, 12 November 2020	RENEWAL OF CHILWELL RETAIL PARK, BASIL RUSSELL PLAYING FIELDS, AND MALTHOUSE CLOSE / KNAPP AVENUE PUBLIC SPACES PROTECTION ORDERS	<b>RESOLVED that in accordance with the Anti-Social Behaviour, Crime and Policing Act 2014, the Chilwell Retail Park, Basil Russell Playing Fields, and Knapp Ave / Malthouse Close PSPOs as detailed in the appendices to this report with an end date of 1 May 2023 be APPROVED.</b>
9.	Community Safety Committee	Thursday, 12 November 2020	ANTI-SOCIAL BEHAVIOUR ACTION PLAN	<b>RESOLVED that the Anti-Social Behaviour Action Plan 2020-2022 be APPROVED.</b>
11.	Community Safety Committee	Thursday, 12 November 2020	WORK PROGRAMME	<b>RESOLVED that the checking, use and maintenance of throw lines where there is open water be ADDED to the Work Programme.</b>

This page is intentionally left blank

Agenda Item Number	Committee Name	Committee Date	Report	Decision
3.	Housing Committee	Wednesday, 18 November 2020	MINUTES	<b>The minutes were confirmed as a correct record.</b>
4.	Housing Committee	Wednesday, 18 November 2020	APPLICATION FOR HOMES ENGLAND INVESTMENT PARTNER STATUS AND AMENDMENT TO THE RENT SETTING POLICY FOR THE ACQUISITION OF AFFORDABLE HOUSING ON SECTION 106 SITES	<b>RESOLVED to approve the submitting of an application by the Council for Broxtowe to be reinstated as an investment partner of Homes England and to approve amendments to the 2019 rent setting policy, covering affordable and shared ownership rents.</b>
5.	Housing Committee	Wednesday 18 November 2020	REVIEW OF ALLOCATIONS POLICY	<b>RESOLVED that the proposed changes to the Council's allocations policy be approved.</b>
6.	Housing Committee	Wednesday 18 November 2020	VOID MANAGEMENT POLICY	<b>RESOLVED that the Void Management Policy be approved.</b>

7.	Housing Committee	Wednesday, 18 November 2020	GAS AND ELECTRICAL POLICIES	<b>RESOLVED to APPROVE the Gas and Electrical Policies.</b>
8.	Housing Committee	Wednesday, 18 November 2020	NEIGHBOURHOOD STRATEGY UPDATE	<b>NOTED progress on the Neighbourhood Strategy and RESOLVED to approve the year 2 action plan.</b>
10.	Housing Committee	Wednesday, 18 November 2020	WORK PROGRAMME	<b>Members considered the Work Programme and agreed that an update on Section 106 requirements for affordable homes be submitted to a future meeting. RESOLVED that the Work Programme, as amended, be approved.</b>
12.	Housing Committee	Wednesday, 18 November 2020	INDEPENDENT LIVING STOCK OPTIONS	<b>RESOLVED to APPROVE phase 1 recommendations commencing 1 April 2021 and consultation is completed for schemes listed in appendix 2 and undertaken during January 2021.</b>

Agenda Item Number	Committee Name	Committee Date	Report	Decision
3.	Jobs and Economy Committee	Thursday, 19 November 2020	MINUTES	<b>The minutes, with a slight amendment, were confirmed as a correct record.</b>
4.	Jobs and Economy Committee	Thursday, 19 November 2020	ECONOMIC RECOVERY PLAN AND DATA GATHERING UPDATE	<b>RESOLVED to APPROVE the Recovery Plan actions, with full and final costings or refinement of specific actions to be agreed at a later Committee.</b>
5.	Jobs and Economy Committee	Thursday, 19 November 2020	EASTWOOD AND KIMBERLEY TOWN INVESTMENT STRATEGIES	<b>RESOLVED to APPROVE the proposed timelines for the Eastwood and Kimberley Investment Plans.</b>
6.	Jobs and Economy Committee	Thursday, 19 November 2020	MARKETS OFFICER PROJECT PLAN	<ol style="list-style-type: none"> <li><b>1. RESOLVED to approve the Markets Officer programme</b></li> <li><b>2. RECOMMENDED that the additional finance of £2,000 for seasonal markets is taken to Finances and Resources for approval.</b></li> </ol>
8.	Jobs and Economy Committee	Thursday, 19 November 2020	WORK PROGRAMME	<b>The following reports were added to the Work Programme:</b> <ul style="list-style-type: none"> <li><b>• Transport study for the North of Broxtowe Borough Council</b></li> <li><b>• HMO verbal update</b></li> <li><b>• Moults Yard CPO options</b></li> </ul>

This page is intentionally left blank

Agenda Item Number	Committee Name	Committee Date	Report	Decision
3	Environment and Climate Change Committee	Monday, 23 November 2020	MINUTES	<b>The minutes were confirmed as a correct record.</b>
4	Environment and Climate Change Committee	Monday, 23 November 2020	GARDEN WASTE SUBSCRIPTION CHARGES FOR 2021/22	<b>RECOMMENDED to the Finance and Resources Committee that:</b> <ol style="list-style-type: none"> <li><b>1. The price for the first bin for 2021/22 be increased to £36.00</b></li> <li><b>2. The price for additional bins for 2021/22 be increased to £22.00</b></li> </ol>
6	Environment and Climate Change Committee	Monday, 23 November 2020	WORK PROGRAMME	<b>RESOLVED the work programme be approved with the agreement to add the 10 Point Plan on Climate Change to the Environment Strategy report.</b>

This page is intentionally left blank



Agenda Item Number	Committee Name	Committee Date	Report	Decision
3.	Leisure and Health Committee	Wednesday, 25 November 2020	MINUTES	<b>The minutes were confirmed as a correct record.</b>
5.	Leisure and Health Committee	Wednesday, 25 November 2020	MENTAL HEALTH - ACTION PLAN AND CHARITABLE SERVICES	<b>RESOLVED that the current Mental Health Action Plan be approved and that the organisations providing mental health services be noted.</b>
7.	Leisure and Health Committee	Wednesday, 25 November 2020	WORK PROGRAMME	<b>RESOLVED that the Work Programme be approved.</b>

This page is intentionally left blank

Agenda Item Number	Committee Name	Committee Date	Report	Decision
4.	Governance, Audit and Standards Committee	Monday, 30 November 2020	REPORT OF THE MONITORING OFFICER	<b>The Committee NOTED the report.</b>
5.	Governance, Audit and Standards Committee	Monday, 30 November 2020	REPORT OF THE MONITORING OFFICER	<b>The Committee NOTED the report.</b>
6.	Governance, Audit and Standards Committee	Monday, 30 November 2020	AUDIT OF ACCOUNTS 2019/20 AND ASSOCIATED MATTERS	<b>RESOLVED that:</b> <b>(i) the Statement of Accounts 2019/20 as circulated and the letter of representation as attached be approved and</b> <b>(ii) delegation be given to the Deputy Chief Executive and Section 151 Officer along with the Chair of this Committee to approve any further changes required to the Statement of Accounts 2019/20.</b>
7.	Governance, Audit and Standards Committee	Monday, 30 November 2020	ANNUAL GOVERNANCE STATEMENT	<b>RESOLVED that the revised draft Annual Governance Statement in appendix 1 of the report be approved for inclusion in the Council's Statement of Accounts 2019/20.</b>
8.	Governance, Audit and Standards Committee	Monday, 30 November 2020	INTERNAL AUDIT PROGRESS REPORT	<b>RESOLVED that revisions to the Internal Audit Plan for 2020/21, as set out in appendix 2 of the report, be approved.</b>
9.	Governance, Audit and Standards Committee	Monday, 30 November 2020	REVIEW OF STRATEGIC RISK REGISTER	<b>RESOLVED that the amendments to the Strategic Risk Register and the actions to mitigate risks as set out in appendix 2 of the report, be approved.</b>

10.	Governance, Audit and Standards Committee	Monday, 30 November 2020	COMPLAINTS PROCEDURE	<b>RESOLVED</b> that the non-housing related complaints be administered in accordance with the Housing Ombudsman's Code.
11.	Governance, Audit and Standards Committee	Monday, 30 November 2020	REVIEW OF THE COUNCIL'S ARRANGEMENTS FOR DEALING WITH STANDARDS COMPLAINTS	<b>RESOLVED</b> that that a politically proportionate task and finish group be set up to review the arrangements for dealing with Code of Conduct Complaints and that the same task and finish group be set up to review the new National Code of Conduct.
12.	Governance, Audit and Standards Committee	Monday, 30 November 2020	REVIEW OF WHISTLEBLOWING POLICY	<b>The Committee NOTED</b> the report.
13.	Governance, Audit and Standards Committee	Monday, 30 November 2020	WORK PROGRAMME	<b>RESOLVED</b> that, with the addition of an item to consider an audit trail for business support grants, the Work Programme be approved.

Agenda Item Number	Committee Name	Committee Date	Report	Decision
4.1	Personnel Committee	Tuesday, 1 December 2020	REFERENCE - LOCAL JOINT CONSULTATIVE COMMITTEE – VETERANS INTERVIEW SCHEME	<b>RESOLVED</b> that the Veterans Interview Scheme, with the inclusion of military families, be approved with a follow up report on progress made to be reported in 6 months.
5.	Personnel Committee	Tuesday, 1 December 2020	MINIMISING THE EFFECTS OF COVID -19 ON STAFF MENTAL HEALTH AND WELLBEING	<b>The Committee NOTED the report.</b>
6.	Personnel Committee	Tuesday, 1 December 2020	PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS - HUMAN RESOURCES	<b>The Committee NOTED the report.</b>

7.	Personnel Committee	Tuesday, 1 December 2020	WORK PROGRAMME	<b>RESOLVED</b> that the Work Programme with the inclusion of a Suicide Prevention Update, Care Leavers Interview Scheme, Talent Recruitment Update and Equalities Work Group Update, be approved.
8.	Personnel Committee	Tuesday, 1 December 2020	EXCLUSION OF PUBLIC AND PRESS	<b>RESOLVED</b> that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.
9.	Personnel Committee	Tuesday, 1 December 2020	HOUSING RESTRUCTURE	<b>RESOLVED</b> that: 1. The new structure and creation of associated new posts be approved. 2. The deletion of the posts identified within the report be approved.
10.	Personnel Committee	Tuesday, 1 December 2020	CAPITAL WORKS STAFFING	<b>RESOLVED</b> that the reinstatement of the second Modernisations Assistant post be approved, with the subsequent transfer of the current apprentice into that post, and to the changes to the establishment.

Agenda Item Number	Committee Name	Committee Date	Report	Decision
3.	Policy and Performance Committee	Wednesday, 2 December 2020	MINUTES	The minutes of the meeting held on 1 October 2020 were approved as a correct record.
4.1	Policy and Performance Committee	Wednesday, 2 December 2020	Local Joint Consultative Committee	<b>RESOLVED</b> that the Domestic Abuse Policy, with some minor amendments to wording, be approved.
5.	Policy and Performance Committee	Wednesday, 2 December 2020	EAST MIDLANDS DEVELOPMENT CORPORATION - INTERIM VEHICLE THE ESTABLISHMENT OF EM DEVCO COMPANY LIMITED BY GUARANTEE CLG	<p><b>RECOMMENDED TO COUNCIL</b> that:</p> <ol style="list-style-type: none"> <li>1. The proposal for the Council to join the interim vehicle and participate in its incorporation be approved.</li> <li>2. The Council enter into a proposed Members' agreement and articles of association as outlined in appendix 2 (the final content of these documents being delegated to the Chief Executive in consultation with the three group leaders).</li> </ol> <p><b>RECOMMENDED TO THE FINANCE AND RESOURCES COMMITTEE and COUNCIL</b></p> <ol style="list-style-type: none"> <li>3. the expected financial contribution of £500,000 over three financial years funded from the Council's general fund reserves, with the profile from 21/22, 22/23 and 23/24 to be confirmed</li> </ol> <p><b>SUBJECT TO</b> the following conditions:</p> <ol style="list-style-type: none"> <li>a) that the funds will not be used in a manner which contravenes state aid rules,</li> <li>b) if the government decides not to financially contribute to the interim vehicle the Council, will reserve the right to review its financial commitment;</li> <li>c) If government policy changes so that the HS2 hub station does not come to Toton the Council, will reserve the right to review its position</li> <li>d) for consensus on a number of key points namely agreement by the council's representative on the board to the annual business plan; changes to the articles, the process for appointment of</li> </ol>

				<p>independent directors and the decision to move to a statutory development company.</p> <p>e) that the Council will look to ensure that the freeport proposition and any development on the Ratcliffe on Soar site is consistent with the Council's net carbon zero climate change strategy ambitions and contribute to regional resilience and clean growth and that the ambition for the national skills academy in the Broxtowe area be further developed and strengthened.</p> <p><b>RECOMMENDED to Council that the appointment of a Director of the Interim Vehicle be approved.</b></p>
6. Page 26	Policy and Performance Committee	Wednesday, 2 December 2020	BEESTON TOWN CENTRE REDEVELOPMENT	<p><b>The Committee:</b></p> <p><b>1. NOTED the report.</b></p> <p><b>2. RESOLVED to continue to delegate to the Deputy Chief Executive all key approvals, in consultation with the cross-party Project Board, and subject to the overall project cost remaining within the financial limits already set or subsequently changed by the Finance &amp; Resources Committee and/or Full Council as appropriate.</b></p>
8.	Policy and Performance Committee	Wednesday, 2 December 2020	WORK PROGRAMME	<b>RESOLVED that the Work Programme be approved.</b>
9.	Policy and Performance Committee	Wednesday, 2 December 2020	EXCLUSION OF PUBLIC AND PRESS	<b>RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.</b>
11.	Policy and Performance Committee	Wednesday, 2 December 2020	BURIAL CASE	<b>RESOLVED that a payment of £4,300 be made.</b>



## Report of the Strategic Director

### **PROGRAMME OF MEETINGS FOR MAY 2021 TO APRIL 2022**

#### 1. Purpose of report

To seek approval of the Programme of Meetings for May 2021 to April 2022.

#### 2. Detail

The proposed Programme of Meetings is shown in the appendix. In addition, intermediate Planning Committee meetings may be called to meet statutory timescales for planning decisions. Alcohol and Entertainment and Licensing and Appeals Committee meetings can be interchangeable and called as necessary to deal with the business available. Dates for the Bramcote Bereavement Services Joint Committee are agreed by that Committee.

In accordance with the Member Development Charter criteria the programme takes account of cultural and faith commitments and has been composed so as to avoid collision with any significant dates.

#### 3. Further information

Consideration has been given to the requirements of the committee system including the timing of Finance and Resources Committee meetings to approve the relevant budget reports from other committees. Furthermore, Council meetings have been placed at the end of cycles to enable members to include reference to the decisions of preceding committees.

Further to the report to Cabinet dated 13 October 2015, it should be noted that school holidays have been taken into account at the request of members.

### **Recommendation**

**Council is asked to RESOLVE that the Programme of Meetings for May 2021 to April 2022 be approved.**

#### Background papers

Nil

## APPENDIX

**Meeting dates for May 2021 to April 2022**

<b>Date</b>	<b>Meeting</b>
12 May 2021	Council
17 May 2021	Governance, Audit and Standards Committee
18 May 2021	Housing Performance Group
19 May 2021	Planning Committee
26 May 2021	Housing Committee
27 May 2021	Community Safety Committee
8 June 2021	Licensing and Appeals Committee
9 June 2021	Leisure and Health Committee
10 June 2021	Local Joint Consultative Committee
14 June 2021	Environment and Climate Change Committee
17 June 2021	Bramcote Bereavement Services Joint Committee
22 June 2021	Alcohol and Entertainments Committee
23 June 2021	Planning Committee
24 June 2021	Jobs and Economy Committee
29 June 2021	Personnel Committee
1 July 2021	Policy and Performance Committee
8 July 2021	Finance and Resources Committee
14 July 2021	Council
19 July 2021	Governance, Audit and Standards Committee
20 July 2021	Housing Performance Group
21 July 2021	Planning Committee
22 July 2021	Annual Borough Parish
1 September 2021	Housing Committee
2 September 2021	Jobs and Economy Committee
7 September 2021	Licensing and Appeals Committee
8 September 2021	Planning Committee
9 September 2021	Community Safety Committee
13 September 2021	Environment and Climate Change Committee
15 September 2021	Leisure and Health Committee
20 September 2021	Governance, Audit and Standards Committee

Date	Meeting
21 September 2021	Alcohol and Entertainments Committee
28 September 2021	Personnel Committee
30 September 2021	Policy and Performance Committee
6 October 2021	Planning Committee
7 October 2021	Finance and Resources Committee
13 October 2021	Council
2 November 2021	Housing Performance Group
3 November 2021	Planning Committee
4 November 2021	Local Joint Consultative Committee
11 November 2021	Community Safety Committee
17 November 2021	Housing Committee
18 November 2021	Jobs and Economy Committee
22 November 2021	Environment and Climate Change Committee
24 November 2021	Leisure and Health Committee
29 November 2021	Governance, Audit and Standards Committee
30 November 2021	Personnel Committee
2 December 2021	Policy and Performance Committee
7 December 2021	Licensing and Appeals Committee
8 December 2021	Planning Committee
9 December 2021	Finance and Resources Committee
15 December 2021	Council
5 January 2022	Planning Committee
6 January 2022	Finance and Resources Committee
11 January 2022	Housing Performance Group
19 January 2022	Leisure and Health Committee
20 January 2022	Community Safety Committee
27 January 2022	Jobs and Economy Committee
31 January 2022	Environment and Climate Change Committee
2 February 2022	Housing Committee
9 February 2022	Planning Committee
10 February 2022	Finance and Resources Committee
22 February 2022	Alcohol and Entertainments Committee

<b>Date</b>	<b>Meeting</b>
24 February 2022	Local Joint Consultative Committee
2 March 2022	Council
8 March 2022	Licensing and Appeals Committee
9 March 2022	Planning Committee
14 March 2022	Governance, Audit and Standards Committee
22 March 2022	Personnel Committee
24 March 2022	Policy and Performance Committee
29 March 2022	Alcohol and Entertainments Committee
13 April 2022	Planning Committee

## Report of the Chief Executive

### **EAST MIDLANDS DEVELOPMENT CORPORATION – INTERIM VEHICLE THE ESTABLISHMENT OF EM DEVCO COMPANY LIMITED BY GUARANTEE CLG**

#### 1 Purpose of the report

- 1.1 To seek approval for the establishment of an Interim Vehicle, to be known as 'EM Devco CLG', to maintain progress prior to a Statutory Development Corporation being created by Parliament. This includes approval for the establishment and governing documents for this new company, the approval of a joint agreement between the local authorities and the emerging companies, nomination of a representative from this Council to sit on the Board and contributions from the various councils to finance the initial stages over the next few years prior to handing over to a delivery vehicle to develop and build out the concepts on each of the three sites. The background and detail of this initiative are set out in the appendices to this report.

#### 2 Background

- 2.1 The Government identified three sites in the East Midlands with potential for regeneration, initially through an interim private/public development company set up by the relevant local authorities: Broxtowe, North West Leicestershire, Rushcliffe and Leicestershire and Nottinghamshire county councils. The Broxtowe site is at Toton and Chetwynd Barracks alongside but separate from the proposed HS2 interchange.
- 2.2 In July 2020 the Secretary of State confirmed his support for the establishment of an Interim Vehicle, to continue to build momentum prior to the creation of a statutory Development Corporation. At the July meeting of the Oversight Board, partners endorsed the establishment of an Interim Vehicle to maintain momentum, subject to approval of the five directly affect local authorities. Work has been underway to set up this new company, negotiated by separate external lawyers representing the emerging company, the county councils and the 3 district authorities.

#### 3 Financial Implications

- 3.1 Details in respect of financial implications are contained within Sections 4.0 and 6.0 of appendix 1.

#### **Recommendation**

**The Committee is asked to RECOMMEND TO COUNCIL that:**

- 1. The proposal for the Council to join the interim vehicle and participate in its incorporation be approved.**
- 2. The Council enter into a proposed Members' agreement and articles of association as outlined in appendix 2 (the final content of these documents**

being delegated to the Chief Executive in consultation with the three group leaders)

**RECOMMEND TO THE FINANCE AND RESOURCES COMMITTEE and COUNCIL**

**3. the expected financial contribution of £500k over three financial years funded from the Council's general fund reserves, with the profile from 21/22, 22/23 and 23/24 to be confirmed.**

**SUBJECT TO the following conditions:**

- a) that the funds will not be used in a manner which contravenes state aid rules,**
- b) if the government decides not to financially contribute to the interim vehicle the Council, will reserve the right to review its financial commitment;**
- c) If government policy changes so that the HS2 hub station does not come to Toton the Council, will reserve the right to review its position**
- d) for consensus on a number of key points namely agreement by the council's representative on the board to the annual business plan; changes to the articles, the process for appointment of independent directors and the decision to move to a statutory development company.**

**The Committee is asked to RECOMMEND to Council that the appointment of a Director of the Interim Vehicle be approved.**

Background papers

Nil

## APPENDIX 1

**1. BACKGROUND**

- 1.1 In February 2019 the Government approved funding for a 2-year programme to explore the business case for a locally led development delivery vehicle for the East Midlands and asked the Midlands Engine (EMDC) to lead the work. The Midlands Engine was asked to consider three locations in the East Midlands; specifically, Ratcliffe on Soar Power Station site, Toton and Chetwynd Barracks (both in Nottinghamshire), and East Midlands Airport (in Leicestershire).
- 1.2 The development corporation programme is overseen by an Oversight Board (The Alchemy Board) supported by an Executive Group. The Oversight Board is made up of Leaders from the region's upper tier local authorities and directly affected districts alongside private sector; business community; central government; LEP's; and university representatives. The Executive Group is a smaller group of executive officers. Both are chaired by Sir John Peace, as chairman of the Midlands Engine. Anthony May (Chief Executive of Nottinghamshire County Council and Chair of the Midlands Engine Operating Board) is the Senior Responsible Officer and Ken Harrison is the Programme Director.
- 1.3 The overall ambition of the EMDC is to supercharge a new era of growth for the regional economy by enabling projects which build directly on the potential of HS2, the region's status as a major trade and logistics gateway and its historic strengths in research and development and industrial innovation; particularly research and innovation related to the emerging low carbon economy.

**2. PROGRESS TO DATE**

- 2.1 Significant progress has been made in considering the strategic and economic case for the development corporation, with the evidence pointing to transformational benefits for the region, with 84k jobs, £4.8bn Gross Value Added (GVA) and at least 4,500 homes to be delivered.
- 2.2 The EMDC will contribute substantially to inclusive, zero carbon growth and levelling up by initially realising the enormous potential of the three key sites:
- HS2 Hub at Toton and Chetwynd - a new destination for knowledge-driven jobs and an exemplar zero carbon mixed-use community, showcasing next generation living, with a HS2 hub station offering unrivalled connectivity.
  - Ratcliffe Power Station and East Midlands Airport Area that together will provide a demonstrator for new technologies and methods of:
    - production and energy generation and supply.
    - transport and digital connectivity.
    - a proposal to be the UK's only Inland Freeport with the Country's largest and only 24-hour dedicated air freight hub being its main entry point to the freeport.
    - a global multi-modal hub and centre for trade and logistics with substantial housing growth proposed across the wider area; and
    - creation of ZERO on the Ratcliffe Power Station site, an international centre for the development of market-ready zero emission technologies.

2.3 In addition to the broad programme benefits outlined above, these are a number of specific benefits for each of the five authority areas. For Broxtowe, the identified benefits include the development of a comprehensive and integrated plan for the area around the HS2 interchange which will create a series of attractive and deliverable investment propositions associated with the other sites including:

- Delivering an internationally significant zero carbon community of 4,500 homes, 6,000 local jobs including an Innovation Hub, and a National Skills Academy for inclusive growth.
- Retaining and enhancing the unique and special qualities of our existing communities
- A world-class green and blue environmental investment programme with R&D in climate change and zero carbon
- Sensitively located and carefully thought through co-location of mixed uses, with the potential for incorporating new homes, employment opportunities and infrastructure investment within that world-class landscape.
- Transforming connectivity and accessibility through key infrastructure – a new link road to Toton Station; multi-modal links to and from the station; better access to the M1. Delivery of the key infrastructure is critical to maximise the wider development benefits.
- Environmental programmes including the enhancement of the River Erewash corridor and integrated cycling and walking improvements.
- Delivering the UK Biodiversity Hub and Innovation Campus to become the UK centre of excellence for skills and businesses in carbon zero and sustainable technologies.
- Linking with and supporting local bids to the Future High Streets Fund and Towns Fund.
- Investment in major infrastructure improvements which include enhancing J24 M1; enhanced links to the A453 and A50 – including the option to dual the A453 connection to the A42
- An enhanced transport hub at East Midlands Airport connected to the East Midlands Parkway rail station and the HS2 Hub at Toton
- Enhanced rail head connection from the SEGRO Logistics Park at East Midlands Gateway to the wider rail network
- Shared benefits from the key sites in the wider East Midlands Development Corporation programme

2.4 Work is continuing on the preparation of the detailed business case, which will set out to Government how it meets the criteria for public-sector intervention. It will establish a case for change, a value for money assessment, commercial viability, financial affordability, and a route to delivery. It is anticipated that this will be submitted to Government in March 2021.

2.5 The initial stages of the programme highlighted the lack of any off-the-shelf model in statute to deliver the region's aspirations for a locally led approach of the kind envisaged. Instead a new model of governance is required, a Locally Led Urban Development Corporation (LLUDC).

2.6 There has been an ongoing and positive dialogue with Government regarding the most appropriate legislative pathway to establish this new type of Development Corporation:



- 2.6.1 In January 2020, the Midlands Engine responded to the MHCLG 'Development Corporation Reform: Technical Consultation'.
- 2.6.2 In July 2020 the Secretary of State confirmed his support for the establishment of an Interim Vehicle, to continue to build momentum prior to the creation of a statutory Development Corporation; and
- 2.6.3 In August 2020, the [Planning White Paper consultation "Planning for the Future"](#) includes positive reference to the Development Corporation work on page 69 with the following statement:
- "As we bring forward planning reform, we also want to ensure we have in place the right delivery mechanisms, including development corporations. A good example that we are already progressing is development at Toton in the East Midlands, where we have announced our intention to support the establishment of a development corporation to maximise the area's international links and create tens of thousands of new homes and jobs. We want to see more schemes of this kind, backed by modern delivery models, around the country."
- 2.7 The Parliamentary processes required to establish a new type of development corporation will take time and at the July meeting of the Oversight Board, partners endorsed the establishment of an Interim Vehicle to maintain momentum, subject to approval of the five directly affected local authorities.

### 3.0 ESTABLISHING THE INTERIM VEHICLE

- 3.1 Subject to the approval of the recommendations in this report, the Interim Vehicle, to be known as EM DevCo will be incorporated on a date to be confirmed. in the form of a Company Limited by Guarantee (CLG). The five local authorities with administrative responsibilities within the current scope of the programme (Toton, Chetwynd Barracks, East Midlands Airport Area and the power station at Ratcliffe on Soar), will be the members of the company, namely:
- Broxtowe Borough Council
  - Leicestershire County Council
  - North West Leicestershire District Council
  - Nottinghamshire County Council
  - Rushcliffe Borough Council.
- 3.2 The Interim Vehicle will, in part, mirror the intended form of the statutory Development Corporation and will consist of:
- An Oversight Authority comprising the 5 Local Authorities who will be the guarantee holders and corporate 'Members' of the CLG.
  - An independent skills-based board of directors, including up to 11 directors, made up of a combination of independent and non-independent directors - the independent directors will be appointed through an open recruitment process and non-independent will be representatives from the 5 local authorities; and
  - Local delivery vehicles/ special purpose vehicles or joint ventures for each site.

- 3.3 The Interim Vehicle will not have any statutory powers; these will remain with the relevant local authority partner until the establishment of the statutory development corporation.
- 3.4 The draft Members Agreement and draft Articles of Association set out the formal constitutional arrangements for the CLG. A summary of key matters is included in this report at (**Appendix 1.**) Approval to establish the Interim Vehicle will confirm the authority's agreement to the details within these documents. The two County Councils (Leicestershire and Nottinghamshire) have jointly commissioned Bevan Brittan and the three District and Borough Councils (Rushcliffe, Broxtowe and North West Leicestershire) Browne Jacobson to provide independent advice. These documents have been based on an agreed set of principles developed between the 5 Local Authorities.
- 3.5 There remain some outstanding points to be agreed on the Members Agreement and Articles of Association, but at this stage the key matters for consideration are highlighted below, for ease of reference.
- The Interim Vehicle has applied for funding from MHCLG. Once the level of that funding has been confirmed, the Council will be asked to determine what level of contribution it can make to the Interim Vehicle's operating budget for the financial year 2021/22. This will be provided to the Interim Vehicle in the form of a grant.
  - Nottinghamshire County Council to assume the responsibility of Host Authority for the Interim Vehicle, this will be for the purposes of back office services e.g. accommodation, HR, procurement and financial administration.
  - Matters to be reserved for agreement by the Oversight Authority i.e. the 5 Local Authorities who will own the CLG, as detailed in para 3.2 above. Matters reserved to the local authorities shall be split in to two 'tiers' with tier 1 requiring the unanimous approval of all local authorities, and tier 2 requiring 75% agreement based on the weighted voting rights. (The precise matters to be included in each tier is subject to final agreement).
  - The Interim Vehicle Board Size and Composition.
  - The key risks, which are as follows:

There are risks that the Development Corporation does not get approval from Government or the required level of funding, in the immediate or longer term, and so it does not deliver or does not progress beyond the initial 3-year interim vehicle stage.

There is a risk that after the initial 3-year term, further funding will be required from local authority partners to support the development corporation. This will need to be reviewed by each individual partner at that point in time if required and based on outputs delivered to date. There is no commitment to fund beyond the initial three years. It is expected that if a statutory

development corporation is set up by government in the future it will be funded and will be able to borrow and secure investment from private equity firms to deliver the ambitions.

- 3.6 Once established the first key task will be to consider appointments and develop a business plan. It will be the responsibility of the Board to deliver the business plan which will need the approval of the Oversight Authority and which will be reviewed on an annual basis. Approval will be required of the Oversight Authority for decisions that fall outside the business plan especially those which have a budgetary implication.
- 3.7 The Council's Jobs and Economy Committee endorsed a Statement of Intent in February 2020. This included requirements for inclusive and sustainable growth, local people being equipped with skills to benefit from the job opportunities, gains in natural capital and not to redirect existing business rates to the development corporation. It is considered that the Interim Vehicles proposals align with the Statement of Intent and are in accordance with the key objectives being established through ongoing projects, including the Toton and Chetwynd Masterplan and the Erewash Environmental Works commission.
- 3.8 The proposals for the Interim Vehicle are in accordance with the Council's Corporate Plan. This includes the focus on providing good quality housing for everyone through building more houses, supporting skills and development through job opportunities for local people and an emphasis on protecting the environment through exemplar low carbon development and new green and blue infrastructure which will also provide health benefits for existing and new residents

#### 4.0 FINANCIAL IMPLICATIONS

4.1 The core costs for 2019-20 and 2020-21 of the Midlands Engine development corporation programme so far have been funded by Government, through the Ministry of Housing, Communities and Local Government (MHCLG). The total funding was £2 million, spread equally across 2 years (2019/20 and 2020/21). The programme team has also received additional resources through a mix of direct funding and in-kind support from partner Local Authorities.

4.2 The Interim Vehicle will require additional funding to bring forward the proposals. As such, in September 2020 the programme submitted a £18.6m ask to Government as part of the Comprehensive Spending Review 2020 (CSR) process to cover the first three years, which is awaiting decision (**Appendix 2**).

4.3 The CSR proposition includes the establishment of a dedicated and focussed team and governance structure to rapidly progress delivery and undertake the following tasks, which would be crucial steps to delivering the benefits highlighted above. This would include:

- Providing detailed, deliverable investment plans
- Establishing commercial arrangements
- Investing in enabling infrastructure which unlocks the key sites
- Acquiring and assemble the land needed for coherent delivery of homes and jobs

- Delivering key early outcomes:
  - 1,500 additional new homes
  - 500 jobs
  - £25m Gross Value Added (GVA) Growth per annum
  - Paving the way for statutory development corporation with powers and investment.

4.4 As outlined in the key matters for consideration, para 3.5 above, if the recommendations in this report are approved, Broxtowe Council will be required to contribute to the Interim Vehicle's operating budget, subject to the conditions outlined in para 6.2, for the financial year 2021/22, 2022/23, and 2023/24 (see para 6.2 for further details). If this is the case, the Council will utilise general fund reserves for this purpose.

## **5.0 OTHER OPTIONS CONSIDERED**

- 5.1 Not to establish the Interim vehicle, but this is highly undesirable because momentum would stall and the deliverability of the benefits set out in this report would be put into considerable doubt.
- 5.2 As outlined, there is an expectation from the Midlands Engine that local authority partners fund the development corporation interim vehicle for its planned three years of operation. Providing this funding will ensure that this Council has a seat at the table to play a key role in shaping the Development Corporation into the future to ensure the delivery of maximum benefit for Broxtowe Council and the region.
- 5.3 The alternative option is to not support this proposal. The Development Corporation could continue without the support of local authority partners, although this would be far from ideal. In the short term, Broxtowe Council will retain planning control but in the longer term (when the formal development corporation/delivery vehicle is established) this is unlikely to be the case as this will be self-funding and therefore the Council would lose any control of the site and its future development.

### **Reason/s for Recommendation/s**

- 5.4 To approve the Establishment of the Interim Vehicle, facilitating the delivery of the benefits outlined above. If established and supported with the required resources and expertise the Development Corporation would attract nationally and internationally significant investment and development into the East Midlands. This type of investment is not something that the Council, or landowners, could attract on their own.

## **6.0 FINANCIAL IMPLICATIONS FOR BROXTOWE BOROUGH COUNCIL**

- 6.1 Following negotiations, it is expected that the Council's financial contribution will be approximately £500k over three financial years funded from the Council's general fund reserves, with the profile from 21/22, 22/23 and 23/24 to be confirmed. However, the Council's financial contribution is subject to the following conditions:

- a) that the funds will not be used in a manner which contravenes state aid rules,

- b) if the government decides not to financially contribute to the interim vehicle the Council, will reserve the right to review its financial commitment;
- c) If government policy changes so that the HS2 hub station does not come to Toton the Council, will reserve the right to review its position
- d) for consensus on a number of key points namely agreement by the council's representative on the board to the annual business plan; changes to the articles, the process for appointment of independent directors and the decision to move to a statutory development company.

## **7.0 LEGAL AND GOVERNANCE IMPLICATIONS**

### **7.1 Proposed Development Corporation**

7.2 The Midlands Engine has instructed Pinsent Masons to advise in relation to this matter. Pinsents have given detailed advice in relation to the various potential options for establishing a development corporation which has been reviewed by Browne Jacobson on behalf of the District/Borough Councils. Four key features were identified as needing to be satisfied for the development corporation:

- To be locally led in order to better meet the needs of the local area. An Oversight Authority is proposed, potentially comprised of local authority membership to have oversight and control of various powers of the development corporation.
- To have wide financial powers so as to be able to access a wide range of funding including private and public equity and debt finance, and grants and other investments. It is also proposed that the development corporation be given powers to become a community infrastructure levy charging authority.
- To have two streams of planning powers. Firstly, plan making powers, and secondly operational and enforcement powers to include the ability to approve planning applications.
- To be able to undertake delivery of projects and infrastructure, including the ability to determine planning applications and grant development orders. This will avoid multiple applications to separate local authorities where applications span more than one local authority area.

7.3 A number of existing forms of vehicles were considered with a view to meeting these requirements:

- A simple joint venture – considered to be inappropriate because it would not have the requisite power to progress this project with the complex make up of authorities and stakeholders involved.
- A Locally Led New Town Development Corporation – whilst this form of vehicle enjoys many of the powers identified for this project and is locally led, under existing legislation it would not have plan making or planning enforcement powers and it does not have the power to become a community infrastructure levy charging authority and so is limited in the funding streams it may be able to access.
- An Urban Development Corporation – there are many benefits to this form of vehicle, however the Secretary of State has the power to give binding

directions with which the vehicle must comply and so it does not have the benefit of being truly locally led.

- A Development Consent Order – these vehicles can have wider ranging powers but do have restrictions in terms of transport and economic development powers.

7.4 As none of the above existing vehicles are considered to meet all of the requirements of the proposed development corporation a new form of Locally Led Urban Development Corporation is proposed. This will require new primary legislation to be passed by Parliament. If legislated as suggested, then this new form of vehicle will offer the greatest benefits to the local authorities going forwards. However, at this stage the benefits are of course only hypothetical and represent a significant drawback to the proposed structure.

#### *Power to Establish the Development Corporation*

7.5 The power to establish the proposed form of development corporation will come through primary legislation, in a similar way to the current forms of Urban Development Corporation and Locally Led New Town Development Corporation. In both of those cases there is primary legislation in place which broadly provides a power to the Secretary of State to designate an area for the relevant purpose and to establish the relevant vehicle by way of an order of the Secretary of State. Such an order will provide certain powers to the vehicle established by the order, with the Secretary of State potentially being able to exclude powers. Depending on the nature of the vehicle proposed there are differences as to the process to be undertaken and also the nature of the order that may be made by the Secretary of State. In both cases Parliamentary approval of the order is required.

7.6 The proposal for the new form of development corporation follows a similar process. Primary legislation will be required in order to provide the Secretary of State with the power to designate an area and establish a development corporation by way of an order. Parliamentary approval of the proposed order will be required.

7.7 As such the Council will not take a formal decision to establish the proposed development corporation. This will be a matter for the Secretary of State with the approval of Parliament. The Secretary of State will however be required to consult in relation to the designation of an area and the making of an order to establish the development corporation. The Council will have the opportunity to respond to that consultation with a view to shaping the nature of the development corporation and the powers afforded to it. The Council may also make proposals directly to the Secretary of State in relation to the development corporation.

7.8 The possibility of the primary legislation itself establishing the development corporation without further steps being required by the Secretary of State is being explored. However, whether this is required will depend on how the primary legislation progresses.

7.9 Early involvement through the Interim Vehicle will be beneficial to the Council in helping it to shape the nature of the proposed development corporation, in particular with a view to ensuring a locally led position is established. The position

that is established with the Interim Vehicle is likely to be reflected in the development corporation in due course.

#### *Nature and Structure of the Development Corporation*

7.10 The powers of the proposed development corporation will depend on the nature of the primary legislation that is ultimately passed. Whilst at this stage this is uncertain, it is proposed that this form of development corporation will be able to take on powers in its area to include acting as:

- Planning authority
- Highways authority
- Local transport authority

7.11 The Council's main role following establishment of the development corporation will be within the proposed Oversight Authority. The functions available to the Oversight Authority will be conferred by the legislation and the order creating the development corporation, but proposals include:

- The ability to give directions to the development corporation.
- The ability to appoint members of the development corporation.
- A requirement to give consent or approval to the acquisition or disposal of land by the development corporation; and
- A requirement to give consent in the event that the development corporation seeks to have additional powers conferred on it by a subsequent order.

7.12 Again the benefits of the Council being involved in the Interim Vehicle is that the position that is established is likely to be reflected in the development corporation in due course, and this provides the Council with the ability to influence the nature of the future development corporation.

#### *Legal Implications for the Council of the Proposed Development Corporation*

7.13 The key legal implication for the Council of the proposed development corporation is that to the extent that any powers in respect of a particular area are afforded to the development corporation, the Council will no longer be able to exercise such powers. As such the Council will lose a degree of control over those matters, the functions in respect of which are then to be exercised by the development corporation.

7.14 The potential for the legislation to include an ability for powers of the development corporation to be "switched on and off" is being explored. For example, certain powers may be afforded to the development corporation for certain phases of development, and otherwise revert to the Council. Again, this is only a proposal at this stage and what is ultimately the position will depend on the nature of the proposed primary legislation.

#### **7.15 The Interim Position**

*Power to Join the Interim Vehicle*

- 7.16 In the interim it is proposed that an Interim Vehicle be established as set out in this report. This Interim Vehicle is proposed to be in the form of a company limited by guarantee. The Council's power to join a company limited by guarantee comes from the general power of competence in Section 1 of the Localism Act 2011 ("the 2011 Act"). This gives the Council the power to do anything that an individual might do. The power is restricted by Section 4 of the 2011 Act which requires that a thing done for a commercial purpose must not be something that the Council is required to do by statute, and must be something that the Council may also do for a non-commercial purpose. Pursuant to Section 4, when doing something for a commercial purpose the Council must do this through a company, which includes a company limited by guarantee.
- 7.17 Development and regeneration areas have regularly utilised the general power of competence, and the Council may do so in the current matter.

*Nature and Structure of the Interim Vehicle*

- 7.18 As stated above, the Interim Vehicle will take the form of a company limited by guarantee. This means that the company will have no share capital, and the local authorities will be the guarantee holders and therefore the 'members' of the company.
- 7.19 Guarantees cannot be sold in the same way that shares can, therefore if a local authority wishes to leave the company, they would hand their guarantee back and leave. They could not pass their guarantee on to another body or organisation. The local authorities may leave the company at any time by giving 12 months' notice to the other authorities that they wish to leave.
- 7.20 While guarantee holders, the local authorities can exercise their control over the company in two key ways:
- Each local authority can appoint a director to the board, who will have a say in the day to day running of the company; and
  - As members, the local authorities together can take direction on the 'Consent Matters' set out in Schedule 1 to the draft Members Agreement.
- 7.21 At present, the following key provisions of the draft Members Agreement are awaiting finalisation by agreement between the local authorities:
- The division between Tier 1 and Tier 2 Consent Matters.
  - Whether funding will be provided as a grant or loan.

*Legal Implications for the Council joining the Interim Vehicle*

- 7.22 By joining the Interim Vehicle the Council will not delegate any of its statutory powers to the Interim Vehicle. The Council will retain control of these powers and any planning decisions will revert to each Council to be taken. The Council will not be bound by the considerations of the Interim Vehicle in exercising those powers.

**8.0 PLANNING IMPLICATIONS**



8.1 In advance of the statutory development corporation, it is anticipated that the Interim Vehicle would work with respective local authority partners to develop masterplans and supportive policy frameworks for the sites.

8.2 The five councils who will be the members of the Interim Vehicle will support it either individually or together through the following means:

- Planning policy expertise and related information associated with the three areas.
- Engage in site master-planning and ensure consistency with Local Plan review processes.
- Consult with the Interim Vehicle and engage their planning teams on land use and transport planning policies being developed as part of the current reviews of local plans and strategies.
- Consult with the Interim Vehicle and engage their planning teams on planning applications and other development management decisions relating to the development of the sites.

8.3 At this stage the broad principles for the statutory development corporation would likely mean:

- Planning powers will only be sought for land within the proposed development corporation area. The range of powers may include, as examples, plan-making; development management and associated revenue raising (e.g. CIL and s106) and compulsory purchase powers. Should any planning powers be provided to the development corporation, consideration will be given to how they will interact with the powers held by the surrounding planning authorities in respect of both how the powers are expressed and how they will be exercised.
- The requirements under the duty to co-operate will apply between the development corporation and local authorities, should the development corporation obtain plan making powers.
- Community engagement and consultation will be enshrined from the outset through the preparation of a statement of community involvement (SCI) and with a statutory consultation process envisaged.
- Planning fee income, which operates on a cost recovery basis only, will be paid to the development corporation for planning applications within its boundary.
- The partners will seek to ensure that the constituent local authorities will have an important role as statutory consultees for planning applications (and policy through the duty to co-operate and the SCI), which would ordinarily fall within their respective administrative areas.
- The development corporation will act as the s.106 and/or CIL authority for associated infrastructure and where appropriate this may include the

development corporation requiring developers to make contributions to strategic infrastructure outside of the development corporation's area.

- Potential implications from the Planning White Paper 'Planning for the Future' are currently unknown. Whilst Toton is referred to explicitly in the White Paper, the wider implications for plan making, infrastructure contributions and determining planning applications may impact the powers of a future Development Corporation.

8.4 The Part 1 (Aligned Core Strategy) and Part 2 Local Plans remain the relevant development plans when the Interim Vehicle is formed. The Broxtowe Part 2 Local Plan included Toton and Chetwynd Barracks as significant housing allocations and Toton is identified as a Strategic Location for Growth. The ambitions of the Interim Vehicle and any future Development Corporation should align with the Council's adopted development plans. However, growth levels beyond 2028 (the Part 2 Local Plan period) is subject to assessment as part of the Aligned Core Strategy Review. A Toton and Chetwynd Strategic Masterplan is currently being prepared in partnership with Nottinghamshire County Council and will form a Supplementary Planning Document. This also aligns with the growth ambitions for the area. This document must be approved by Broxtowe's Jobs and Economy Committee and will then be used to assess future planning decisions.

## **9.0 RISK SUMMARY**

- 9.1 At this stage there is limited legal risk in deciding to become a guarantee holder of the Interim Vehicle because there are no overly onerous obligations within the documentation, there is no obligation to contribute a specific amount of money and Broxtowe Council is able to leave the Interim Vehicle by giving notice.
- 9.2 Not appointing a non-independent director at this interim stage risks not being involved in the Consent Matter decisions and the long term Project.
- 9.3 The Council will retain its statutory powers, including planning powers. It is not until the development corporation is formally established following the passing of relevant primary legislation and an order having been made by the Secretary of State that the development corporation will be afforded any statutory powers. The extent of the powers afforded to the development corporation will depend on the nature of the primary legislation passed and also the Order made by the Secretary of State. Early involvement in the Interim Vehicle may assist the Council in shaping the nature of the development corporation. The loss of powers on the part of the Council can be mitigated by the extent to which the Oversight Authority retains power over any matters. This is likely to be influenced by the balance that can be struck in the interim period.
- 9.4 Depending on the exact nature of the final form of development corporation in the primary legislation, the Council may lose financial income from Section 106 contributions, community infrastructure levy payments and business rates. This however will only impact at the point of the development corporation being established and not the Interim Vehicle, and it is preferable for the Council to be

actively involved during this interim period so as to have the opportunity to influence the potential longer term position.

- 9.5 There is a risk that the HS2 Phase 2b Eastern Leg is not delivered or is not delivered in full. The Government announced in February 2020 that an assessment would be undertaken of how HS2 Phase 2b would be integrated with wider transport plans and how costs could be reduced. This will result in recommendations to the Government through the Integrated Rail Plan and is expected late 2020. The final decisions will then be made by Government. Any future decisions by Government in relation to HS2 may have implications for the type and extent of growth at Toton.
- 9.6 A summary of risks involved in approving the recommendations in the report are attached as appendix 4.

REFERENCE

This page is intentionally left blank

### **Summary of Key Matters – Draft Members Agreement/Draft Articles of Association**

The incorporation of the Company will involve the Council agreeing, as a founding member, 2 principle documents. The first being the articles of association which is the legal constitutional document of the corporation which sets out how the company is constituted and the basic rules around how the company will be run. The second is a Members' agreement, this is a "private" contract between the member councils which regulates the relationship between them. Whilst you do not have to have a members' agreement it is a very common document in these kind of joint venture type arrangements

The key points to note for the documents are as follows:

#### Articles:

- The company will be established as a company limited by guarantee, to this end in principle, the council will only be liable for the amount of the guarantee (being £1) should the company be wound up. This should however, be separated from the prospect of repayment of any sums loaned to the company which would also be at risk in the situation where the company is wound up.
- The board of directors shall be 11, made up of 6 independent directors and 5 directors appointed by the councils, each council having the power to appoint a director and remove that director. The Chair shall be an independent director but will not have a casting vote.
- The independent directors will be appointed following a transparent process and subject to the approval of members in accordance with the Members' agreement.
- Where any decision is reserved to the member councils (rather than the board of directors) then the members will have weighted voting rights. With each County having a vote representing 33% of the rights and each district having a vote which has 11% of the rights.

#### Members' Agreement:

- At present the agreement obliges the company to apply to MHLG for all the funds required by the Company. Once the MHCLG funding has been determined the Members will be asked what level of contribution they will be willing to make.
- Contributions will either be given as a grant or the loan. The Members' lawyers are discussing the best route to provide such a contribution, however even under a loan agreement repayments are likely to be minimal.

- The council may withdraw from the agreement and membership of the company by giving not less than 12 months' notice.
- As drafted presently the agreement provides that certain matters are reserved to the member councils to decide upon. These decisions are split into matters requiring all councils to agree to and those which require members holding not less than 75% of the voting rights (both county councils and at least 1 district council) to agree to. The list requiring unanimity only includes a decision around formally constituting the statutory development company. The Councils' lawyers are seeking to include, approval and material variation of the business plan, appointment and removal of the independent directors and any variation of the voting rights of the members in the articles of association.
- The Members shall determine the business plan for the company which the Directors will enact. In this way the Members will set the scope and objectives for the company over the next three years, with an annual refresh.



# Comprehensive Spending Review (CSR) 2020 Proposition





## THE EAST MIDLANDS: OVERCOMING CHALLENGE, DRIVING OPPORTUNITY



The East Midlands regional economy is at an historic turning point, with a strategic response now required to address challenges and exploit long-term opportunities. As it recovers from the impact of COVID-19, its industrial base is also confronting the continuing digital revolution and adapting to a zero-carbon future. To harness its true potential, it must also raise skill levels and improve connectivity.

The East Midlands Development Corporation (EMDC) will be the catalyst for turning significant challenge into historic opportunity. It will provide the capacity, coherence, confidence and drive which enables a series of large-scale developments to deliver regional and national impacts.

The EMDC Comprehensive Spending Review (CSR) 2020 programme has brought together all upper tier authorities across the East Midlands together with university, LEPs and business leaders.

## THE EAST MIDLANDS DEVELOPMENT CORPORATION: THE PATHWAY TO PROGRESS CORPORATION

The EMDC will supercharge a new era of growth for the regional economy by enabling projects which build directly on the potential of HS2; the region's status as a major UK trade and logistics gateway; and its historic strengths in R&D and industrial innovation – particularly research and innovation related to the emerging low carbon economy.

Those projects will contribute substantially to levelling-up the regional economy by driving clean, inclusive growth, significantly improving connectivity, and enabling real-world technologies which open up new markets and give the UK competitive advantage.

Our CSR 2020 programme proposals will drive early momentum for these opportunities by creating an interim body which will pave the way for the statutory Development Corporation.

### This interim vehicle will:

- Provide detailed, deliverable investment plans
- Establish commercial arrangements
- Invest in enabling infrastructure which unlocks the key sites
- Acquire and assemble the land needed for coherent delivery of homes and jobs



- Establish a National Skills Academy focused on future economic need
- Fund ZERO, an international centre for the development of commercial applications to meet the climate change challenge
- Demonstrate economic ambition, drive market confidence.

The EMDC programme is focused on ambitious long-term outcomes which will lift regional economic performance to a point where it makes a greater contribution to UK output. Those outcomes are:

**An exemplar community at Toton & Chetwynd centred on the HS2 Hub** – A destination for knowledge-driven jobs and an exemplar carbon zero community which mixes next generation living, working and connectivity, and builds a new 'Garden of Innovation'.

**Symbolic transformation of the UK's last coal-fired power station into an international centre for next-generation carbon zero technologies** – The Ratcliffe-on-Soar Power Station, due to close in 2025, would host ZERO, a demonstrator for the development of market-ready carbon zero technologies for energy, industry, housing, transport.

**An Inland Freeport centred on the UK's largest 24-hour airfreight hub** – East Midlands Airport is a global freight gateway which sits alongside a major multi-modal logistics interchange and is close to world-class industries such as aerospace and automotive.

The East Midlands was the cradle of the UK's Industrial Revolution, an historic economic transformation. It is fitting that it should now be the place which overcomes some of the challenging environmental legacies that this fossil-fuelled revolution left behind.

It is also a deliverable strategy, with a number of factors aligning to make this new transformation possible: the arrival of HS2, which will supercharge connectivity and enable new housing and commercial investment; the decommissioning of Ratcliffe-on-Soar Power Station, a strategically-positioned 700-acre investment site with grid infrastructure; the UK's largest airfreight gateway at East Midlands Airport; and the presence of specialist low-carbon expertise in the region's major businesses and universities – who have a history of collaboration.

The EMDC model itself is the key to exploiting potential at this transformational scale: through vision, capacity and professional expertise, it will reverse the coordination challenges that have held back regional economic momentum. Critically, it will also provide confidence to investors looking for clear opportunities driven by committed teams working to a long-term goal.

## GOVERNMENT'S ROLE: LEVELLING-UP IN ACTION

Our ambitions for the EMDC project are of an historic magnitude. Without bold government intervention, old hurdles to progress will remain, and growth ambitions will not be met:

- Housing and business space delivery would be slower and at lower levels without the leadership, focus, specialist skills and visible momentum of the Interim Vehicle.
- Coordinated and timely delivery of plans for Toton & Chetwynd will not be possible without a link road and early land acquisition.
- ZERO is a visionary project which requires significant upfront investment to prime delivery whilst key areas of focus and operating models are refined.
- The National Skills Academy's scope and significance is such that it requires funding over and above that available via Local Authority and partner budgets.
- Fragmented land ownership at Toton and Chetwynd hinders coordinated infrastructure investment. Intervention enables investment aligned to strategic goals.
- New transport infrastructure and green spaces – critical to connectivity and quality of life – would be limited without a strategic masterplan, which will maximise impact and value.
- ZERO will marshal resources for R&D in a way which ensures a focus on the delivery of applied solutions capable of transforming connectivity, productivity and place.
- The Development Corporation's strategic priorities will provide a repeatable model for zero carbon regeneration, development and integrated placemaking.
- Growth enabled by HS2 could cause congestion which strains existing infrastructure. The Interim Vehicle will mitigate these impacts by coordinating responses across boundaries.
- Regional inequalities would be locked-in without intervention. The Interim Vehicle can correct this under-performance by prioritising interventions and coordinating delivery.

**Central to the EMDC concept is a structure and purpose which overcomes challenges posed by the current system:**

- Complex local authority boundaries and responsibilities mean strategic intervention is required to bring forward a coherent plan for priority regeneration of key regional development sites.



## INITIAL INVESTMENT: BUILDING VISIBLE MOMENTUM

The initial investment will deliver:

- 1500 new homes
- 500 new jobs
- £25m Gross Value Added (GVA)  
Growth per annum

It will also provide visible momentum behind an historic intervention designed to both shift the dial of regional economic performance and make decisive progress towards zero carbon innovation and growth via industrial and academic collaboration which delivers viable, real-world solutions.

Both HM Treasury Green Book and Departmental Guidance, including MHCLG, suggest early intervention will deliver a Benefit Cost Ratio of 2:1 based on land value uplifts and the impacts of each project.

This initial investment is a critical step which paves the way for a transformational long-term programme which is expected to deliver 84,000 jobs, at least 4,500 homes and a £4.8bn uplift to the East Midlands' GVA.



### Initial Investment



1,500  
new homes



500  
new jobs



£25m  
additional GVA



### Overall Ambition



at least 4,500  
new homes



84,000  
new jobs



£4.8bn  
additional GVA

## FINANCIAL PROFILE: UNLOCKING OPPORTUNITY

The EMDC CSR 2020 projects have a total current-price cost of £235m. These costs have been based on estimates developed by professional expertise, including cost consultants, chartered surveyors, consulting engineers and infrastructure specialists. Specialist advice has also been provided about land acquisitions. Land assembly costs will be recovered as sites are developed and any uplift in value resulting from investment by EMDC will also be captured.

The estimated total cost of ZERO reflects its capacity to deliver benefit at societal level, with early investment required to finalise detailed feasibility studies.

Grant Thornton has advised on establishing the Interim Vehicle, with costs for the corporate team and deliverables split between the three key sites, and costs for specialist expertise assessed according to site-specific requirements.

Total private sector investment levered by the EMDC CSR 2020 programme is estimated to be some £300 million.

## CRITICAL FIRST STEPS: SUPPORTING AND DELIVERING THE 2020 CSR PROPOSITION

The process starts with the five key steps which form this 2020 CSR proposition:

- 1. The Interim Vehicle** is pivotal to project-specific objectives, commercial confidence and region-wide economic ambitions: if funding is reduced, the capacity does not exist. Various models have been evaluated by partners and government and the appropriate structure has now been identified.
- 2. The Toton & Chetwynd Link Road** to open up the first phase of development. It cannot be delivered without the full requested funding. It is also central to the 'Access To Toton' strategy developed to maximise the connectivity value of investment in the Toton HS2 Hub. It will be implemented by Nottinghamshire County Council as highway authority working with the EMDC interim vehicle.
- 3. Land assembly at Toton & Chetwynd** – pooling public sector land and acquiring other strategic assets, including formally integrating the Chetwynd MoD barracks into the site.
- 4 ZERO** – Creating an international centre on a radically new scale to develop commercial low emission solutions at speed and linked to a large industrial development fund. ZERO will be critical in achieving decarbonisation and emissions targets and will put the UK at the forefront of applied innovation in sustainable future technologies.





The business case for ZERO reflects the investment required to go from the conceptual stage to a detailed delivery plan involving researchers, engineers, policy and behavioural specialists – including application-focused technologists and an unrivalled set of solution demonstrators. Reducing funding would impact on confidence and miss the opportunity to accelerate the delivery of much needed solutions. This is a symbolic transformational ambition defined by expertise in problem-solving and real-world outcomes. Regional universities, industry, local partners and the Energy Research Accelerator are already developing a feasibility study. Turner & Townsend has identified a programme to progress the proposals.

## 5. Creating a National Skills Academy

is a central part of our programme, ensuring growth opportunities created in the East Midlands can be extended to all communities. It is therefore a priority for partners, and fundamental to our inclusive ambitions. It will be delivered by a collaboration between our university partners & a local secondary school to develop low carbon economy skills: training key workers, linked to knowledge sector, also providing retraining & social mobility to support sustained inclusive growth.



## Risk Management

Robust governance and delivery arrangements have been identified for the proposed EMDC and its associated Interim Vehicle, ensuring efficient and effective delivery of CSR 2020 projects. Through a shared vision with partners, they have already prepared responses to key delivery risks:

- **Site Assembly** – Nottinghamshire County Council has already acquired a strategically important part of the Toton site. CSR funding will enable aligned landholdings, including MoD property at Chetwynd, to be assembled.
- **Planning consent** – required for the link road, but the proposed scheme will also form part of local planning policies, and the emerging Supplementary Planning Document.
- **Cost management** – appropriate allowances have been made in the project, both in cost estimates and feasibility advice to help develop the projects.
- **Dependence on third parties** to take forward early investments – local partners have close working relationships, for example, the University of Loughborough and the owners of Ratcliffe Power Station site.
- **Market/economic uncertainty** – mitigated by the involvement of public sector in infrastructure for early win projects; development plots ready as Covid-19 recovery accelerates.

## SUMMARY: A REGION LEVELLED-UP AND LIFTED

A series of major development opportunities have been identified which offer long-term potential to drive inclusive growth which better connects communities to the emerging low carbon economy. These projects offer individual benefits and the collective potential for viable, next generation solutions for living, working and travelling. They also address UK-wide strategic policy objectives related to skills, housing, transport, innovation and zero carbon.

A 'purpose-built' structure is required to lead progress and attract significant private sector investment. The model identified is the East Midlands Development Corporation, which will have the capacity, skills and coherence to act at a regional scale.



To build momentum ahead of the creation of a statutory body, an Interim Vehicle is needed to drive the early, enabling interventions such as infrastructure, land assembly and preparation/scoping.

This will not only enable the statutory body to hit the ground running but will build confidence that the levelling-up agenda will create long-term opportunities for communities and investors.



[www.midlandsengine.org](http://www.midlandsengine.org)