

**ECONOMIC DEVELOPMENT AND ASSET MANAGEMENT PORTFOLIO
COUNCILLOR M RADULOVIC MBE****Report to Council – 13 December 2023****Economic Development**Stapleford Town Deal

Overall the programme is progressing well and remains likely to complete by the end of the funding programme. The Town Centre Recovery Grants Scheme is on programme and due to complete December 2023 with all outputs continuing to be over achieved supporting 76 businesses.

The Library Learning Facility is on track, phase 1 completed on 30 May 2023 and learning programme underway and came in under budget. The phase 2 for the external improvements is underway due to be completed Spring 2024.

The Community Pavilion and Young People's Centre is progressing well, RIBA Stage 4 is complete and tender process is underway for the appointment of the main construction contractor.

The Enterprise Hub Building design works are underway with the newly appointed Project Manager and Architect in place. Design works are complete for the car park provision on Derby Road and works are underway to appoint a contractor for this works.

The Cycle Training Track is complete and officially opened. The feasibilities for the Cycle Network is nearing completion by VIA EM and awaiting approval from the Highway Authority to continue. The Street Improvement Scheme Business Plan has now been approved and work is underway to commence the feasibility.

UKSPF

The Economic Development team are working on wrapping up projects from Year 1, mainly those from the Communities and Place Good Ideas Fund, of which all projects will be due to complete by March 2024. At the same time, Year 2 projects across all three strands of the SPF (Communities and Place, Supporting Local Business, and People and Skills), are underway which includes joint commissioning work across Nottinghamshire for Business Support and People and Skills. The Year 3 programme is under development with a range of commissioned projects, along with a large Communities and Place grants fund. This will be launched this month to ensure quality applications are received with plenty of time to assess them. Reporting to Government has been taking place regularly, although the last report due on the 6 November 2023 has been delayed until further notice due to errors with the Government's reporting system.

Levelling Up

Planning Permission for the works at Bennerley Viaduct has now been granted. The project is moving forward with tendering for the construction works and earth moving is due to start early next year. The second round of Business Grants are in the process of being awarded, and Kimberley light shows are working through planning considerations. Initial architect designs for the community and working hub building have been shared and a project manager has now been selected to prepare this for a planning application. Potential sites for the Miners' Welfare Football Club's move are being assessed and discussions with the county council over long term access to the Digby Street site are ongoing.

Planning Policy

The Council is continuing to work with Gedling, Nottingham City and Rushcliffe Councils on the Greater Nottingham Strategic Plan. A consultation focusing on logistics development was undertaken in October. Land at the former Bennerley Coal Disposal Point was included within the consultation as a site for logistics which would include potentially utilising rail connectivity. The responses from this consultation are currently being considered.

As part of the Strategic Plan work, a number of studies have also been commissioned to form part of the evidence base. Consultants are currently working on a 'Centres Study' which includes analysis of the Borough's Town and District Centres and how planning policies can try to protect and enhance them as places in the future. A study focusing on how carbon reduction can be secured through new development will also be commissioned shortly.

It is the intention to undertake a consultation on the Publication Version of the Strategic Plan in summer 2024.

Neighbourhood Plans: The examiner's report regarding the Cossall Neighbourhood Plan was received on 9 November and it will be considered by Cabinet shortly. Subject to members' decisions, a referendum on whether to adopt ('make') the Neighbourhood Plan is likely to be held early next year.

The examiner's report regarding the Toton and Chilwell Neighbourhood Plan is likely to be received shortly. Several other Neighbourhood Plans are at earlier stages of preparation.

Development Management

On Wednesday 8 November 2023, the Planning Committee granted planning permission for 470 houses on Land East of Coventry Lane, Bramcote. The development includes 143 affordable homes and the provision of open space. The site was allocated for housing in the Part 2 Local Plan. The sale of the land is being used to fund the building of a replacement secondary school at Bramcote College site.

Planning fees will increase on 6 December 2023. This includes an increase by 35% for applications for major development and 25% for all other applications.

Toilet Strategy

The report looked at the current state of the public toilet facilities within the four Town Centres as well as staff toilets within the Council buildings.

Consultation was undertaken with a number of groups via the Communities Officer's (Health) Partnership list, the Disability Forum and a panel of employees who live with disabilities.

Recommendations were put forward to Cabinet on 5 December 2023 and included:

1. Sufficient funding is included in future years' budgets to ensure toilet facilities are fit for purpose.
2. The suggestions provided by staff for the upgrading of staff toilet facilities within Council office buildings be approved.
3. The possibility of siting a new public toilet facility on the ground floor of the Enterprise Hub at Stapleford is explored. The development of this facility will be dependent on the cost and space required.

The architects have been asked to provide drawings and potential costs so that the Council can make an informed decision on whether or not this is a feasible solution. Once this information is received from the architects, it will be circulated.

4. A programme of publicity to promote locations and opening times of all public facilities across the Borough be approved.
5. People with a variety of needs are involved in the design and / or refurbishment of public and employee toilet facilities.

Asset Management

Planned Maintenance

The Capital Works team is now fully staffed with the Head of Asset Management and Development, Capital Works Manager, Modernisation Manager, Modernisations Officer, Technical Assistant and Energy Retrofit Officer (Interim) positions filled in the last 6 Months.

Due to the amount of change over the last 12-18 months there has been an internal review of the department and a service improvement plan has been drafted to create a road map to ensure continuous service delivery improvement across all areas of work.

Please see below a brief summary of each work stream within the capital works team.

Heating Replacement and Energy Efficiency Works 2023/24

- 281 Boilers and heating systems where required will be replaced under this programme
- Broxtowe Borough Councils boilers that are identified as beyond economical repair will also be picked up in this programme (currently 188 boilers have been replaced through this process)

Housing Modernisation Programme 2023/24

- 115 Kitchens will be completed
- 41 Bathrooms will be completed
- 12 domestic houses will be re-roofed
- Ribblesdale flats (63 flats across 8 blocks) will be re-roofed under this programme

Social Housing Decarbonisation (Princess Street, Eastwood – Wellington Street, Eastwood – 13 other properties throughout the Borough)

- Planning for the first 15 units on Princess Street has been submitted and is being taken to the December planning committee.
- The remaining houses in the programme have had planning submitted on 16.11.23 following consultation with private residents, so this can be taken to the January 2024 planning committee.
- If planning is successful, we aim to have started work on 27 homes this financial year (15 on Princess St – 13 others across the Borough) this is an important milestone to ensure we are able to draw down on our SHDF government funding.

Aids and Adaptations 2023/24

The aids and adaptations process is a reactive service in principle and a brief summary of what we have achieved from April – October 23 are below;

- 44 Referrals for major adaptation requests have been received from occupational therapists – 25 have been review and completed, with a further 4 in progress – 15 referrals are currently under review
- We have had 108 minor adaptation requests that have been reviewed and issued to contractors for completion.

Pre-Paint, Soffit Fascia Renewal and Redecoration 2023/24

Our forecast spend for this work stream to March 2024 is £324k, this budget will be used to carry out the below schemes of work.

- Internal and external decoration of communal areas
- Soffit, fascia and guttering replacement
- Fencing, gates and external storage doors

- Renewal of communal walkways
- Landscaping
- Hardie plank installation removing combustible material

Window and Door Replacement 2023/24

- 300 properties will have had improvements to their windows and/or doors as part of this programme

Major Projects

Beeston Public Toilets

- The toilets are on track to be open to the public on the 30 November 2023
- The capital works team will complete a review of the toilet project and take on board any lessons learned on completion of this project.

Broxtowe Borough Reception

- Internal review of the design and requirements has been undertaken
- We will begin procurement of the work by the end of November 2023

Scalby Close

- Planning was successfully granted for this scheme in November 2023
- We are currently undertaking some further design work and resident consultation as part of the pre-construction phase of works.

Procurement Activity

- We are currently undergoing an Asbestos procurement activity to engage with a contractor to survey and report on our stock in line with all requirements.
- We are extending our contract with United Living for a further year (2024/25). United Living are our current main contractor delivering our modernisation works (Kitchen, Bathroom and Roof replacement programme). We are aiming to have this signed before the end of December 2023.
- We are seeking to extend our heating replacement contract for a further year with Matthew and Tannert subject to Cabinet approval in December 2023.
- We are currently seeking quotations for a fire risk assessor to deliver fire risk assessments for all our domestic housing stock to ensure compliance. A wider procurement activity will follow to procure a contractor for the rest of our portfolio.
- RAAC Survey requirements have been identified, a procurement exercise has been completed and a contractor has been appointed to carry out the surveys. We will resolve any issues of RAAC in line with recommendations.

Estates

One unit remains vacant on Phase II The Square.

We are in negotiations with Lovell Developments for the sale of the former Argos block for medical/NHS restricted use only and are engaging with solicitors to enter into a heads of terms for the proposed sale.