

## **Portfolio for Economic Development and Asset Management Councillor M Radulovic MBE**

### **Report to Council – 10 July 2024**

#### **Planning Policy**

##### **Strategic Plan**

The Council has been working in partnership with Gedling, Nottingham City and Rushcliffe to produce the Greater Nottingham Strategic Plan. In 2023 we carried out two consultations, one focussing on housing and employment sites and one identifying potential strategic logistics sites. For Broxtowe, this included a new logistics site off the A610 on land at the former Bennerley Coal Disposal Point.

The Councils are now finalising a number of key pieces of evidence work, including transport modelling and measures to secure low carbon development.

This work will inform the 'Publication Version' of the Strategic Plan, which will include a full list of planning policies and site allocations. The aim is to undertake a consultation on this in September 2024.

##### **Neighbourhood Plans**

###### **Chetwynd: The Toton and Chilwell Neighbourhood Plan:**

Following a successful referendum in May 2024, with 83.98% voting in favour, the Neighbourhood Plan has now been adopted and it now forms part of the Council's Development Plan. This was a result of seven years of work by the Neighbourhood Forum.

###### **Cossall Neighbourhood Plan:**

Following a successful referendum result in February 2024, with 93.5% voting in favour, the Council adopted the plan in March 2024.

Both plans now form part of the Council's Development Plan, joining the adopted Awsworth and Nuthall Neighbourhood Plans. The policies contained within the Neighbourhood Plans are used to assess planning applications.

##### **Supplementary Planning Documents**

The Council is currently working on producing two new Supplementary Planning Documents (SPDs).

**Low Carbon SPD** – This is being produced in partnership with Nottingham City Council. The SPD will provide guidance based on the existing planning policies and will seek to reduce energy demand, improve the energy efficiency and encourage the use of renewable energy in new developments.

Residential SPD – This is to provide clear guidance regarding how the Council will assess different types of planning applications for residential uses, based on the Council's adopted Local Plan policies. It will provide guidance on minimum space standards, outdoor amenity space, and Section 106 infrastructure requirements.

### **Economic Development:**

The vacancy created by February Cabinet's approval of the Town Centre Initiatives and Contracts Manager, should be filled by mid- August. This should increase the capacity of the team to improve interaction with local businesses in the four town centres. Some of this will be externally funded but some of it will relate to core budgets. Improvements to information sign-posting and the bi-weekly business newsletter, (sent to over 500 recipients) will continue.

### **Kimberley Levelling Up Fund**

#### **Project One Active Travel and Bennerley Viaduct**

Development of the active travel component of Kimberley LUF is underway with Sustrans now contacted and designing route options, prioritising a route linking Bennerley Viaduct with Phoenix Park. This route is divided into sections with the Kimberley Town Centre area and the route to Low Moor Road taking priority for development and construction. A new cycle storage facility is nearing installation on Toll Bar Square with a sheltered cycle parking option being available from the second week of July.

The eastern ramp of the Bennerley Viaduct will be completed in mid-July, this £350,000 project will connect both sides of the Erewash Valley with a car free route for pedestrians and cyclists.

The tender process for the Bennerley Viaduct Visitor Centre is due to complete shortly with tender evaluation also due to be completed by end of June. Work could start this Summer which will produce a new visitor attraction in the area.

#### **Project Two Sports facilities and Industrial Units**

The design and build of the sports facilities at the Stag Recreation Ground will also move forwards this summer. Work continues on a bid to the Football Foundation for a 3G pitch.

A paper will be taken to Cabinet in July for the acquisition of land and the development of 13 industrial units. This is subject to a planning application, work on this application should also start this month.

#### **Project Three Town Centre Regeneration**

Demolition works for Kimberley Parish Rooms are in advanced procurement phase with Planning approval granted for the new Community Hub. This Hub will contain community and Town Council space on the ground floor with space for start-up

businesses on the first floor. Construction should be complete by summer 2025. The first phase of intelligent lighting is scheduled for delivery and installation in July.

A further round of Business Grants for businesses in Kimberley went live mid-June, offering over £100,000 to improve and enhance local businesses. This will build on the 29 businesses already supported with almost £350,000 being awarded.

### **Stapleford Town Deal**

A Project Change Request has been successfully agreed by the Department for Levelling Up, Housing and Communities (DHLUC) making some significant changes to the projects to be delivered. The Executive Board met on 14 June and two new Board Members were appointed.

### **The Pencil Works (Enterprise Hub), Project**

This has seen a reduction in outputs and increase in project budget (within a 30% tolerance adjustment) and an increase in the project budget. Design Works are nearing RIBA Stage 3 and a planning application should be made in August.

### **Community Pavilion and Young People's Centre**

A contract was signed with GEDA and the building works are scheduled to start on 1 July. Planning permission was attained for the 3G pitch during June and the Football Foundation Board will formally consider the funding application early next month. This should yield additional funds and help to make the centre more financially sustainable. Part of the pre-commencement conditions were satisfied when the Council completed the acquisition of land for a new cricket pitch for Stapleford's Cricket Club. Consultants have been appointed to design the ground to England Cricket Board standards and the first matches to be played there will take place once the wicket has bedded in. An additional budget allocation to Skate Park £20k, has also been provisioned once a new location is agreed.

### **Town Centre Recovery Grant Funding Project**

74 businesses have been supported by the Town Centre Grant Funding so far. The project is currently closed to new applicants with £1 million committed to spend. There are some earmarked reserves for a Post Office, Disability Access and High Street Retail Auctions, should the Statutory Instrument come forwards after the election. This project will be reviewed again in late August, early September.

### **Additional Learning Facility – Stapleford Library**

All work, except for some planting and signage is now complete. The new facility has been launched and outputs are being tracked. There was a small underspend which has been reallocated to support young people's learning activities.

## Cycle Network and Associated Infrastructure Scheme

The Cycle Hub on Ilkeston Road has been hugely successful with nearly 1,000 bikes been repaired or made roadworthy. The Cycling Proficiency Training Track and Circuit around the Ilkeston Road Recreation Ground is well used and the signs have been replaced. However, vandalism remains a persistent problem. Following a feasibility study, which showed the full routes would require at least treble the original estimates, and the acceptance of the Project Adjustment Request by Department of Levelling Up, Housing and Communities (DHLUC) the delivery of on road routes has been scaled back and new proposals for crossings and off-road infrastructure are being designed. It is critical that this design work is completed by end of September 2024.

## Street Improvement Scheme

The Derby Road Car Park, to be built on the Tiles UK Site has been moved across into this project from the Enterprise Hub scheme and there is a concentration of effort on improving the public realm and street furniture. Efforts are being focussed on what can be delivered in the time remaining.

## UK Shared Prosperity Fund

UKSPF ends on 31 March 2025. All projects must be completed by this time with a final report required due by 1 May 2025. A plan was developed for this expenditure targeting complete defrayal of funding to projects in Broxtowe.

Year 1 grant funding was £313,650. Highlights included:

- Our Communities and Place Good Ideas Fund supporting 22 projects including CAB Financial resilience support and community events such as Stapleford Food Festival, Beeston Light Night and the CCities Project.
- £48,712 supporting High Street Businesses in Eastwood and Beeston/ Chilwell
- Continuation of the Employment and Skill Partnership.

Year 2 grant funding was £627,300. Highlights included:

- Delivery of the [Broxtowe Skills Quest](#) an audit which helped us to identify the skills gaps for the local community and business and determine Y3 spending.
- Joint Commissioned Business Support for start-up, small and medium sized enterprises (SME's) and large businesses in Broxtowe alongside Nottinghamshire County Council. This free programme is run by East Midlands Chamber with Nottingham Business Venture and is called [Broxtowe Accelerator](#). Business Support advisors have worked with over 162 local businesses. 150 businesses have accessed training and workshops.
- Supported 32 businesses with £117,000 worth of business grants to help businesses reduce their carbon footprint, support our high streets in Eastwood, Beeston and Chilwell, and support micro businesses with less than nine employees and SME's.

- Continued support for financial resilience and Broxtowe's voluntary sector, who combat poverty.

Year 3 funding is £1,643,527 the full payment for this should be received in July, by virtue of the Team having met its successful spending targets for Y2. A significant amount of this funding is committed to the delivery of Business Support and People and Skills activity through the Joint Commissioning programmes. However, some important skills and business activities which are locally specific are also being launched. The team's work continues to provide support for residents who are financially vulnerable via CAB's Financial Resilience Project. However, other work in this vein has commenced including support for local food banks and helping those in fuel poverty through the Green Doctor scheme. Funding offers have been made to a further 15 organisations worth over £275,000.

A new grant system to assist the administration of business grants has meant an early launch of the Broxtowe UKSPF Business Grant themes – support for our High Street, SME Grants and Energy Grants. This grant process closes on 19 August 24. Subject to demand the target is to allocate £370,000 worth of funding to local businesses.

The programme will support a range of cultural projects across Broxtowe and there are specific grants for Brinsley Headstocks and the re-location of the "obsolete" water feature in Beeston Square to a new sculpture park. A significant amount of funding was agreed at the March Cabinet to refurbish Durban House in order to safeguard up to 50 local jobs. This work nears completion and the company are expected to move in during July.

A Cabinet report will be taken to July seeking to provide more detail on the remaining big moves funded by the programme. One of these pertains to a Broxtowe Local Enterprise Agency and another details the range of measures and investments being made in the priority area of Eastwood.

### **Asset Management**

The tendering process for the three new build contracts to provide 28 affordable homes for rent on former garage sites, (plus the site of the Inham Nook pub) continues. We are in final stages of negotiation before signing the first construction contract. All schemes have Planning consent, and the contract with Homes England is now in place. This has allowed the first tranche of capital grant funding to be claimed – money towards the acquisition of the Inham Nook former pub.

Negotiations continue with developers and landowners on two schemes which will between them will provide up to 76 affordable dwellings for rent and shared ownership at Field Farm and off Coventry Lane.

The buyback programme of former Council houses has been streamlined, with relationships built with local estate agents and a fast surveying process to identify necessary works prior to offers being made. The scheme added six extra properties to the affordable rent roll in the year to end March 2023.

## Asset Management and Development

### Planned Maintenance

The Capital works team have progressed with the modernisations programme, aids and adaptations and implemented asbestos and Fire Risk Assessment (FRA) surveys across our housing stock. A summary of performance for 23/24 is shown below.

#### 2023/2024 Delivery Performance

What Have We Achieved	Number
Kitchens installed	109
Bathrooms installed	33
Heating upgrades carried out	260
Roofs replaced (properties)	84
Windows and doors replaced	314
Minor disabled adaptation carried out	184
Major disabled adaptations carried out	44
EPC's completed	1211
FRA's instructed (to residential blocks)	281
Asbestos surveys completed	620
New properties refurbished (Buy backs)	3

#### 2024/2025 Delivery Performance

We have produced a one year planned maintenance programme for this financial year which aligns with the extended contract period with our current suppliers.

The core work streams are shown in the table below. All works identified as requiring replacement are undergoing sense checks and validation through physical inspection by our Modernisation Officers so we can manage work in progress, attritions and additions to the programme.

This work will be further supported by the recently commissioned stock condition survey of our properties which will continue to inform the ongoing programme of planned maintenance over future years.

The Council have also recently recruited to the vacant Disabled Adaptation Officer role and they have been working through the back log of our aids and adaptations with the majority of major adaptation requests now dealt with.

Work Stream	Forecast	Ordered	Completed (May '24)
16910/9002 Heating Replacement and Energy Efficiency Works (Planned)	135	135	9
16910/9002 Heating Replacement and Energy Efficiency Works (Beyond economical repair and unplanned)	100	13	13
16919/9002 Housing Modernisation Programme (Kitchens)	75	58	8
16919/9002 Housing Modernisation Programme (Bathrooms)	75	23	3
16919/9002 Housing Modernisation Programme (Roofs)	45	0	0
16946/9002 Window and Door Replacement (Doors)	18	51	9
16946/9002 Window and Door Replacement (Windows)	252	252	65

## Major Projects Executive Summary

### Chilwell Quarry

The procurement exercise has been completed and we are currently under negotiation to enter into contract with a local company, Derbyshire Geo-Technical Ltd. We aim to start the phase 1 remedial works in July 2024 with works being monitored by our Employers Agent, Fairhurst. We are currently within the approved budget for works and this will be monitored during the programme.

### Bramcote Leisure Centre Works

The below works that have taken place since Cabinet approval.

- ✓ RAAC exposure works and surveys
- ✓ Roof works to clear debris to allow for inspection
- ✓ Concrete repair works for the training pool
- ✓ Additional design works to support the defective RAAC
- ✓ Multiple asbestos surveys and instruction of a management plan.

Next Steps:

- Understand the cost and risk for future operation delivery of services at the centre (RAAC/Asbestos)

- Obtain quotations for the asbestos encapsulation and/or removal
- Obtain repair costs for RAAC support
- Decide on the approach to the basement concrete repair or inspection

**Risk:**

Due to unforeseen issues with the Asbestos and RAAC, the original approved budget may be exceeded to enable to deliver all works, it is not yet known to what extent as we are awaiting quotes and a cost/risk analysis will need to be undertaken once additional costs are known.

**Beeston Council Offices update.**

Reception refurbishment works at the Council Offices, Beeston are now underway and are expected to be completed in August 2024.

**Social Housing Decarbonisation Fund (SHDF) Wave 2:**

The works at Princes Street, Eastwood with delivery of the external wall insulation are underway in and are on target to complete this scheme by March 2025. Works across the Borough have been undertaken with first handovers to be completed by June 2024. Further Communications will be done on handover of the first properties.

We are having some access issues and some refusals. Access issues will be dealt with in conjunction with Housing Services. Any additional budget due to attritions will be utilised on other properties through the Borough.

**Devolution Funding: Scalby Close, Eastwood - Roof Replacement and Insulation**

A funding extension has been confirmed and the Council can now enter into contract with a supplier to deliver this project. The procurement exercise is complete and the contract award was signed with ACS Roofing on the 7 June 2024. We will be arranging a pre-start meeting with the necessary parties in due course once we have engaged with the contractor. Works are expected to be completed on 39 properties at Scalby Close by November/December 2025.

**ECO 4: The Warmfront Team Ltd and J&J Crump and Son Ltd**

The Council have secured Cabinet approval to enter into an ECO 4 agreement which could benefit the organisation by c.£3m and will be working with J&J Crump to ensure works are completed satisfactorily.

**Energy Performing Certificates(EPC) Programme**

Although we have completed 3248 EPC's we are experiencing some delivery issues with our current contractor in completing the remaining 1118 surveys. To ensure we meet our delivery target by September 2024 we are appointing a further EPC provider and have gone out to a mini tender through Procure Plus who are a framework provider. This information is informing our Decarbonisation strategy across our stock. A breakdown of the current EPCs by band is shown below.



<b>EPC Band</b>	<b>Completed</b>
A	4
B	50
C	1814
D	1224
E	140
F	13
G	3
<b>Total</b>	<b>3248</b>

### **Stock Condition Programme**

We have instructed Michael Dyson Associates to undertake the stock condition survey and the first 1000-1250 properties will be completed by April 2025. The stock condition template has been agreed and surveys will be uploaded to our systems upon internal validation.

### **Fire/Asbestos Update**

We have now received the majority of our fire risk assessments with all sites visited. The deadline for Firntec, our Fire Risk Assessor is to submit all Fire Risk Assessments by the end of June 2024. The Council are now recruiting for an interim Compliance Officer to manage this process.

The asbestos survey programme is still being delivered with the main concentration being on the below areas.

- Communal spaces
- Commercial and public buildings
- Properties undergoing major works
- Relets

Both areas need a thorough gap analysis on the current processes and procedures so the compliance and Health & Safety positions once filled, will be pivotal in achieving compliance in these areas.

### **Procurement on Capital Works Contracts**

After carrying out a market testing exercise to identify a procurement approach, we have decided to progress with Procure Plus, who are a framework provider to help

us carry out a procurement exercise on all Capital Works activities to ensure we are demonstrating Value for Money.

We are currently reviewing our specifications to inform this procurement activity with a target to enter into new contracts by the end of the year.

### **Estates**

The Council have successfully recruited to the vacant Estate Manager's role and are making progress on a number of lettings as shown below.

In regards to performance we have let the following units since November 2023.

- ✓ 2 Beggarlee (Industrial Unit)
- ✓ 18c Mansfield Road (Craft unit)
- ✓ Room 1 at Stapleford Hub (Office hub)
- ✓ Unit 4, Beeston Square Phase 2 (retail unit)

The following properties are under offer

- ✓ 39 Scargill Walk – under offer/with legal
- ✓ Unit 8 High Hazels – under offer/with legal
- ✓ Argos block – under offer/with legal

The following properties are currently void and are being progressed by the Estates team.

- Wilko's unit, Beeston Square
- Stapleford House
- Stapleford Hub – 2 offices vacant
- Beeston Hub – 2 units vacant plus a further office in one unit.

### **Residential and Asset Valuations**

The General Fund asset valuations have been completed for 23/24 by Lambert Smith Hampton.

HRA valuations are still with HEB Valuers due to lack of access to 3 remaining Properties. Alternative addresses have been provided and we expect this exercise to be completed by the end of June.

### **Estate Management Software**

We have recently completed the procurement exercise for a dedicated property management system for the Estate team and this has been presented for approval at the recent Cabinet meeting.