

NEWARK TOWN BOARD

WEDNESDAY 27 MARCH 2024

11.00am

LOCATION:

Newark College

Friary Road

Newark

NG24 1PB

If you have any queries please contact:

Helen Brandham on helen.brandham@newark-sherwooddc.gov.uk

or

Karen Langford on karen.langford@newark-sherwooddc.gov.uk

AGENDA

	<u>Page Nos.</u>
1. Welcome	
2. Apologies for Absence	
3. Minutes of Meeting held on 1 March 204	1 - 8
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6. Any Other Business	

Newark Town Board Meeting

Friday, 1st March, 2.00pm – 5.00pm

YMCA Conference Room, Lord Hawke Way, Newark

Attendees and Apologies – Please find attached

1 Welcome

Tony Aspbury and Councillor Rowan Cozens welcomed everyone to the meeting

2 Introduction – Matt Lamb

Matt Lamb, Director of Planning and Growth, Newark and Sherwood District Council provided an overview of the agenda. He provided an overview of the Newark Town Investment Plan from Summer 2020 and its priority projects.

3 Presentation – Newark College

Penny Taylor MBE, Head of Newark College and the Air and Space Institute (ASI) introduced the Construction College Centre of Excellence, showing a timelapse of the physical build of the Construction College, some key statistics before welcoming Cheryl Butong who shared her experience of securing employment after completing her plumbing course. Afterwards, Penny introduced the Air and Space Institute, the courses it provides and recent student success stories. Penny finished her speech with showing a video of Emily Evans, who talked about her experience with ASI and how it was instrumental to her new employment in the aviation industry.

4 Presentation – YMCA Community and Activity Village

Steffen Benbow, Executive Director, YMCA Newark and Sherwood shared the journey of securing funding and constructing an exemplar Community and Activity Village in Newark. He shared the courses and classes the facility currently hosts and an overview of the facility itself. Steffen then provided an overview of the key statistics and the board listened to some of the users of the facility about their experience. Steffen outlined an ongoing commitment to reach out to young people across Newark & Sherwood.

5 Presentation – Newark Heart

Bonnie Mitchell, Assistant Business Manager, Economic Growth and Visitor Economy, Newark and Sherwood District Council introduced the project and shared the future events programme, she then introduced Cate Martin, Director of BeanBlock Café in Newark Town Centre.

Cate Martin from BeanBlock Café shared her experience as a CIC owner, resident and parent taking part in Newark Heart events and how the experiences created help to make Newark feel like home for her. The family focused cafe also benefitted from being engaged with the various events.

6 Presentation – Newark Castle Gatehouse

The board then welcomed Sarah Clarke, Project Development Manager, Newark and Sherwood District Council who provided an update and overview of the Newark Castle Gatehouse project. She also spoke about the benefits of the proposed scheme and the proposed timeline.

7 Presentation – 32 Stodman Street

Christian White, Senior Pre-Construction Manager of Stepnell, the contractor for the scheme spoke about the redevelopment of Stodman Street from a large vacant retail unit to upper floor residential with ground floor retail units. He also talked about the community engagement that has happened, work with the education sector and the eco credential of the scheme.

8 Presentation – Long Term Plan for Towns Fund

After a short break, Matt Lamb provided an overview of the Long Term Plan for Towns Fund, the timeframes involved, the data and opinion harvested to date to capture the Towns challenges and opportunities, and initial LTPFT's boundary and funding profile over 10 years. Matt then introduced the Newark Town Centre Masterplan and Design Code, the vehicle for capturing a future LTPFT Vision for the town, including physical, spatial, and management priorities, interventions and incentivisations.

9 Presentation – Newark Town Centre Masterplan and Design Code

Steve Walker, Director, Allies and Morrison presented the progress so far from the Newark Town Centre Masterplan and Design Code work. He shared the draft vision and the 6 emerging principles from the community engagement exercises so far.

10 Matt Lamb took the floor again and invited attendees to discuss priorities for focus and investment within the town and each table presented their summary, key findings include:

- Supportive of focusing on Town Centre regeneration work including improvements to Market Place and more activities, there is also support for greening the town centre.
- Community safety measures are supported, potentially looking at lighting solutions.
- Need working using a multi-agency approach.
- A need for more people and activity, from housing, use of upper floors, events, and reasons to go into the centre other than just transactional services (experiences and leisure for example).
- There is an issue of institutional investors or owners who have no interest in the town and it is hard to engage with them.
- Newark Castle Station crossing is acknowledged as a pinch point in terms of accessibility.

- The town could benefit from better and increased marketing promotion to attract young people and promote local businesses.
- Hotel provision should be investigated.
- Is there opportunity for housing for students in town centre?
- Active transport routes should be more joined up (including barriers such as road and heritage).
- There is perceived to be an issue getting from the periphery of the town to the town centre and parking.
- There is perceived to be a wayfinding issue getting from the train stations to the town centre.
- Activities on the water and along the riverside should be supported.
- The Neurodiversity Umbrella project received praise for adding vibrancy and improving perceptions of the town centre last Summer.
- Better connection of North Gate retail park and the town centre was highlighted.
- A hopper bus or similar solution to transport people into the town centre was suggested.
- The large number of independent businesses in Newark town centre was raised as a unique position along with the creativity it encourages and interest it brings for visitors.
- The vehicle access and associated traffic along Carter Gate, a pedestrianised area, was discussed.
- The heritage and historical aspects of the town were noted as being part of the reason people like living in Newark.
- More activities for young people and families were raised as a need to attract people into the town centre.
- Increasing vacant shops were noted as an eye sore and general decline in retail.
- The Market Place was recognised as a central area to host more events and music performances.
- Provision for improved and additional Community spaces in the town centre to meet wider community needs beyond shopping.
- Activating adjoining streets to the Market Place with markets was suggested.

Potential specific projects raised:

- Transformation of Newark Market Place to support events, al-fresco dining, and experiences.
- Canal and River Trust raised a potential replacement of a bridge to form a circular route and the development and enhancement of Newark Dry Dock, the largest inland facility of its type in England.
- Steff Wright introduced a potential project of a football stadium.
- Beaumont House Hospice Care require a bigger space and new site.
- The redevelopment of Saint Marks Shopping Precinct given its poor contribution to the centre currently and its significant extent of retail footprint.

11 Conclusion

Matt Lamb concluded the event with future governance requirements that will be needed. This would not preclude consultation with all, both inside and outside of formal

meetings but would be necessary for development and sign off of our LTPFT Vision and Investment Plan. Matt also advised that there would be another meeting on the 27th March with more to follow up to the summer submission date.

Meeting concluded at 5.11 pm.

Next Meeting – 27 March 2024

Newark Towns Board Attendees, YMCA Newark 1 March 2024

Organisation	Name
Allies and Morrison	Walker, Steve
Balderton Parish Council	Buxton, Cllr. Jane
Balderton Parish Council	Fox-Goddard, Marion
BE Design Group	Hughes, Natalie
Beanblock Café	Martin, Cate
Beaumont House	Sinclair, Louise
Brompton Bike	Coldham, Sam
Canal & River Trust	Beaumont, Linny
Cities and Local Growth Unit	Phythian, Melanie
Daykin Marshall Studio	Daykin, James
DWP	Whelan, Tracy
DWP	Williams, David
Environment Agency	Broughton, Greg
Futures for You	Oles, Mark
Gusto	Garbis, Jenny – Online
Gusto	Wright, Steff – Online
Historic England	Allen, Tim
Inspire	Bullimore, Sara
Lincoln College Group	Taylor, Penny
N&S CVS	Casey-Simpson, Louise
Nottinghamshire County Council	Davies, Joelle
Nottinghamshire County Council	Girling, Cllr. Keith
Nottinghamshire Wildlife Trust	Fleuty, Liz
Newark & Notts. Agricultural Society	Aspbury, Tony
Newark Business Club/My Future Prospects	Gabbitas, Simon
Newark Civic Trust	Harrison, Jane
Newark College	Butong, Cheryl
NNICB	Ball, Alex
Nottingham Forest Community Trust	Swan, Karen
Nottinghamshire Police Authority	Ellam, Charlotte
Newark & Sherwood District Council	Cozens, Rowan
Newark & Sherwood District Council	Holloway, Rhona
Newark & Sherwood District Council	Kohli, Sanjiv

Newark & Sherwood District Council	Robinson, John
Newark & Sherwood District Council	Spoors, Matthew
Newark Town Council	Gleadell, Matthew
Nottingham Trent University	Johnson, Fiona
Office of Robert Jenrick MP	Gray, Susan
RSPB	Drake, Hollie
Sherwood & Newark Citizens' Advice	Insley, Jackie
St Mary Magdalene with St Leonard	Fearn, Andrew
Stepnell Construction	Bilbie, Louise
Stepnell Construction	White, Christian
Transforming Notts. Together	Hill, Peter
Viridis	Mccarthy, Jill
YMCA	Benbow, Steffen
YMCA	Berens, Craig
YMCA	Bradley-Fortune, Jo
YMCA	Maclaren, Neil

Also joined by students from Newark College

List of Apologies

Organisation	Name
Abbot & Co (Newark) Ltd	Price, Henry
Barcode Warehouse	Hadjoudj, Salim
D2N2	Morledge, Will
Education Representative – Chuter Ede Primary School	Hunter, Bernadette
Farndon Parish Council	Saunders, Jayne
Heritage Lottery Fund	Owen-Jones, Lesley
Homes England	Gascoine, Paul
Lincolnshire Coop	Kendall, Kevin
Masdings of Newark	Burke, Darren
Newark Emmaus Trust	Burley, Nikki
Nottingham Forest Community Trust	Osborne, Calum
Pratt & Gelsthorpe	Gelsthorpe, Richard
Sherwood Forest Hospital Trust	Ainsworth, David
The Duck	Thompson, Sam
Wirtgen Group	Holmes, Paul

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Newark Town Board Meeting

27 March 2024

Lincoln College

Newark Towns Fund Projects Update

1.0 Purpose of Report

To update the Board on current progress of Newark Towns Fund existing projects

2.0 Recommendations

That the Newark Town Board:

- Note the progress to date on Newark Town Fund projects;
- Note the Full Business Case approval for Newark Castle Gatehouse;
- Delegate authority to the Chair of the Board and the NSDC 151 Officer to approve a Project Adjustment Request (PAR) to divert funds from the Newark Gateway (SiSCLog) Project to one of the other Towns Fund projects as detailed at paragraph 3.10 and 3.11 below

3.0 Background and Update

3.1 The Newark Town Investment Plan (TIP) was developed in Spring 2020 and from which, ten Priority projects were identified, including:

- Newark Construction College – offers training, retraining and work experience placements to facilitate Newark residents getting jobs in high-demand, stable sectors such as plumbing, bricklaying and gas engineering.
- YMCA Community & Activity Village – offers leisure facilities, education and training and access to crucial services such as integrated health care to Newark residents and young people.
- Air & Space Institute – a state of the art educational facility offering further and higher educational pathways in highly paid, future-proofed sectors: aviation engineering, cyber security and pilot studies.
- Newark Southern Link Road – a long-standing aspiration to unlock growth and ease congestion, connecting the A1 and A46.
- Relocation of Newark Police Station (subsequently withdrawn) – proposals to co-locate public services at Castle House and redevelop the existing site for a new residential offer on the edge of the town, close to Newark Northgate rail station.
- 20 minute Cycle Town – a scheme with Brompton Bikes to provide a high quality offer and brand within the town, in conjunction with transport providers, employers, and developers.
- Newark Cultural Heart – enhanced activities and events and associated infrastructure to establish Newark's reputation as a vibrant town, increasing footfall and pride of place.

- 32 Stodman Street Redevelopment – repurposing a significant and vacant retail space to create high quality town centre residential homes, ground floor commercial opportunities, and new public realm improvements.
 - Smart Innovation Supply Chain & Logistics Enterprise Zone SiSCLog) (now known as Newark Gateway) – establish at a key Gateway into Newark a high-tech businesses zone bringing more and better paid jobs into the town.
 - Castle Gatehouse – making it easier to access the Castle, alongside a raft of educational and interpretation offers.
- 3.2 The Newark Construction College, YMCA Community and Activity Village, 20 Minute Cycle Town have now been delivered under the Town Fund Programme and are operational. These projects are being monitored by the Programme Manager and reported on to Government quarterly providing the outputs and outcomes stated within the Business Cases. A full report on delivered outcomes will be presented to the Board later this year.
- 3.3 The Air and Space (ASI) Institute is near completion with practical completion expected end of March 2024 and for students to start using the facility after the Easter Break. The ASI will welcome a 3rd cohort of students in September 2024, with existing students already securing qualifications, further training or employment. It is intended that an opening event will be undertaken in Summer 2024.
- 3.4 Newark Southern Link Road (SLR) received a maximum of £20 million grant from the Levelling Up Fund Round One. The delivery of the SLR is now on the way and construction has started, with the project expected to be open to traffic in November 2025.
- 3.5 Newark Castle Gatehouse has progressed to a Full Business Case (FBC) stage, and urgent decision was granted on 12 March 2024 by the Chair of the Town Board to approve the FBC following an assurance report by Quod. The urgent decision was required due to the need to confirm Towns Fund funding prior to the National Lottery Heritage Funding (NLHF) panel on 13 March 2024, which seeks an additional £1.59 million from NLHF to fund additional elements to the scheme, including:
- Creation of step free access to the Gatehouse
 - New interpretation to tell the story of the site through interventions such as architectural fragments, information boards, and play trails; and
 - External lighting

We expect to receive a decision from NLHF shortly, and the outcome of this will be reported to the Town Board

- 3.6 The development of 32 Stodman Street is also at delivery phase with Stepnell awarded a contract. Works are underway with asbestos now stripped out and internal demolition commenced, demolition is expected to complete in June 2024. Construction tenders and costs are expected to be finalised week of 18th March and contract awarded shortly, with construction expected to complete in October 2025.
- 3.7 Newark Cultural Heart is now being delivered by Newark & Sherwood District Council, having taken the lead from Newark Town Council in May 2023. A small business showcase event will be on 27 April 2024, with production of two other events planned for the summer. Feasibility studies for the capital improvement works will be finalised in March 2024 with the capital ask due to be captured in a Full Business Case in June 2024.

- 3.8 Newark Gateway (SiSCLog) remains a challenging project given the likely impacts of the A46 Newark Bypass (a priority national project) and the need to secure a relocated lorry park before the Gateway Development could be delivered. Newark & Sherwood District Council is currently re-appraising the ability to delivery this scheme within the budget and Towns Fund time constraints for spend. Should NSDC decide to pause this project it will be necessary to re-divert the currently committed £4.4m of Towns Fund allocation. A Council decision is expected shortly.
- 3.9 In preparation of this eventuality NSDC Officers have discussed with Government the appetite for funds to be allocated elsewhere. The Government have confirmed, in principle, the acceptability of re-allocation on the basis of other Town Deal approaches nationally. This is subject to a) funds being re-allocated to an existing Newark Towns Fund project and b) an initial BCR (Benefit Cost Ration) score (a metric developed in accordance with a standard Government-approved methodology) being appropriate.
- 3.10 At the time of writing it is considered that there are 2 no. Towns Fund projects that could benefit from the additional cash injection. The first is the Cultural Heart of Newark project which has a focus on a transformed Newark Market Pace. The Market Place is an identified priority of the District Council, Town Council, and emerging Newark Masterplan. It has also featured highly in all public consultations and Town Boad workshop discussions. The second project would be a Stodman Street Phase II development, which is the St Marks Place acquisition and redevelopment. NSDC is prepared to explore this as an option for intervention on the basis that this has also been identified as a priority in the Town Investment Plan (2020), emerging Masterplan works, and stakeholder workshops. Any NSDC decision would be subject to a) a decision of its Cabinet, b) a decision on progressing the Gateway (SiSCLog) scheme and c) due diligence on any potential St Marks purchase.
- 3.11 As is often the case with funding and possible acquisitions it may be that a decision needs to be made on funding re-allocation outside of a Towns Board meeting cycle. It is therefore recommended that a decision on re-allocation of funding to one of the remaining Towns Fund projects is delegated to the Chair of the Board, in consultation with the s151 Officer and CEO of the District Council, with any decision being communicated to the Board. This will then allow a formal Project Adjustment Request (PAR) to be made to Government.

Lead officers:

Matt Lamb – Director - Planning & Growth

Sanjiv Kohli – Deputy Chief Executive & Director - Resources

Neil Cuttell – Business Manager Economic Growth & Visitor Economy

Elaine Poon – Town Fund Programme Manager

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Newark Town Board Meeting

27 March 2024

Lincoln College

Newark Long Term Plan for Town (LTPfT) Update

1.0 Purpose of Report

To update the Board on the LTPfT opportunity and to seek permission to request a LTPfT boundary change before the 1st April 2024 deadline.

2.0 Recommendations

That the Newark Town Board:

- Note the progress to date on the LTPfT Fund Vision (Newark Masterplan & Design Code);
- Support an amendment to the current LTPfT boundary pending preparation and prioritisation of projects and programs as part of the LTPfT Investment Plan (Town Investment Plan).

3.0 Background and Update

3.1 The Board will be aware from the meeting on 1st March 2024 of the Long Term Plan for Towns (LTPfT) opportunity for an additional £20m of grant funding over a 10-year period for the regeneration of Newark. To receive this investment the Government requires Newark to:

Develop a Long-Term Plan for Newark, comprising a Vision and at least 3-Year Investment Plan for the up to £20m available. The Vision and Investment must demonstrate public consultation and support, identify spend within a LTPfT boundary, and be submitted to Government by 1 August 2024; and Establish or continue (where one already exists) a Town Board to develop, oversee, and deliver the Vision and Investment Plan. The membership of the Board must comprise a number of mandated parties including all tiers of government, community leaders, employers, local authorities, educators, and the local MP. All board members will be required to complete various governance requirements.

A Newark Towns Board has been in place since January 2020. A refreshed Board met on 1st March 2024. A full list of organisations in attendance is detailed at Appendix A.

3.2 The Board received an update on the 1st March 2024 on the Newark Masterplan & Design Code (Newark Masterplan), which be the vehicle and strategic case for the LTPfT Vision. The Newark Masterplan has been informed by over 1,500 consultation responses and will be further supported by ongoing community engagement. The Masterplan will help guide and inform the Board in establishing the LTPfT Fund Town Investment Plan 2, so-called given this will build upon the priorities and success of the Newark Town Investment Plan 1 (TIP 1) which was approved by the Board in summer 2020, funded by a combination of the Newark Towns Fund and Levelling Up Fund 1.

- 3.3 The Government have provided a financial profile for the LTPfT funds of approximately £1.6m Capital funding and £0.4m Revenue Funding for each year up to 2033/34 and will require a further Investment Plan for 2027/28 onwards.
- 3.4 A range of areas for future focus and investment are emerging following consultation with the public, notably Newark Market Place, St Marks Place redevelopment, and thematic areas such as the Riverside, ASB (notably CCTV), sports/leisure provision, and town centre priorities such as encouraging upper floor residential use, more experience-led activity and events (especially for families), marketing and promotion, and welcoming al-fresco and informing dining (especially around the Market Place).
- 3.5 As the Long Term Town Fund Investment Plan progresses the Board will be presented with potential future opportunities where LTPfTs grant could be invested to make a beneficial impact that is endorsed by our community. A process of identification, appraisal, and shortlisting will be followed, as was the case with the original Newark Towns Fund. Shortlisting will include assessments of evidence-led benefits for the Town, community need, value for money, community support, and ability to deliver.
- 3.6 At the current time, whilst a focus on Town Centre is emerging, a geographical focus for intervention is not fixed. This is understandable given the correct need to carefully develop the Long Term Town Fund Investment Plan. Notwithstanding this the current boundary eligible for LTPfT funding is narrow, as detailed at Appendix B of this report. In order to allow a holistic approach to the Town Board assessment it is recommended that this boundary be changed to also reflect the original Towns Fund boundary and Newark Showground. This does not mean that this expanded area will be an area for Long Term Town Fund resource, but it does not preclude this eventually at this early stage of preparation. On this basis Board are recommend to support a request to government for an initial change to the LTPfT fund boundary as detailed at Appendix C.
- 3.7 The Council and its Officers will continue to support the Board in developing the Long Term Town Fund Investment Plan, with this being informed by ongoing community consultation and workshops.

Lead officers:

Matt Lamb – Director - Planning & Growth

Sanjiv Kohli – Deputy Chief Executive & Director - Resources

Neil Cuttall – Business Manager Economic Growth & Visitor Economy

Elaine Poon – Town Fund Programme Manager

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NNICB	Ball, Alex
Nottingham Forest Community Trust	Swan, Karen
Nottinghamshire Police Authority	Ellam, Charlotte
Newark & Sherwood District Council	Cozens, Rowan
Newark & Sherwood District Council	Holloway, Rhona
Newark & Sherwood District Council	Kohli, Sanjiv

Newark & Sherwood District Council	Robinson, John
Newark & Sherwood District Council	Spoors, Matthew
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Nottingham Trent University	Johnson, Fiona
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YMCA	Maclaren, Neil

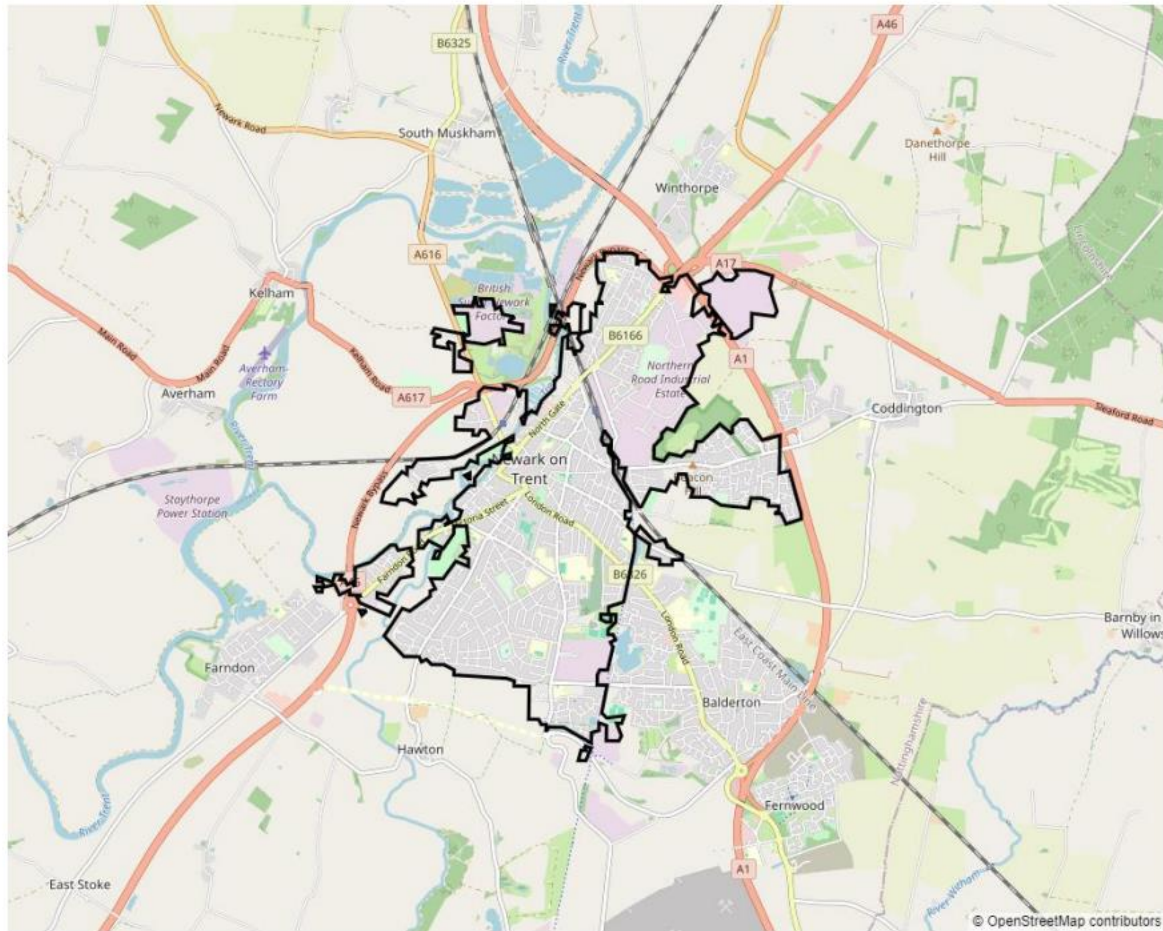
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Farndon Parish Council	Saunders, Jayne
Heritage Lottery Fund	Owen-Jones, Lesley
Homes England	Gascoine, Paul
Lincolnshire Coop	Kendall, Kevin
Masdings of Newark	Burke, Darren
Newark Emmaus Trust	Burley, Nikki
Nottingham Forest Community Trust	Osborne, Calum
Pratt & Gelsthorpe	Gelsthorpe, Richard
Sherwood Forest Hospital Trust	Ainsworth, David
The Duck	Thompson, Sam
Wirtgen Group	Holmes, Paul

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Appendix B – Newark Long Term Plan for Towns Boundary as defined by the Department for Levelling Up, Housing & Communities.

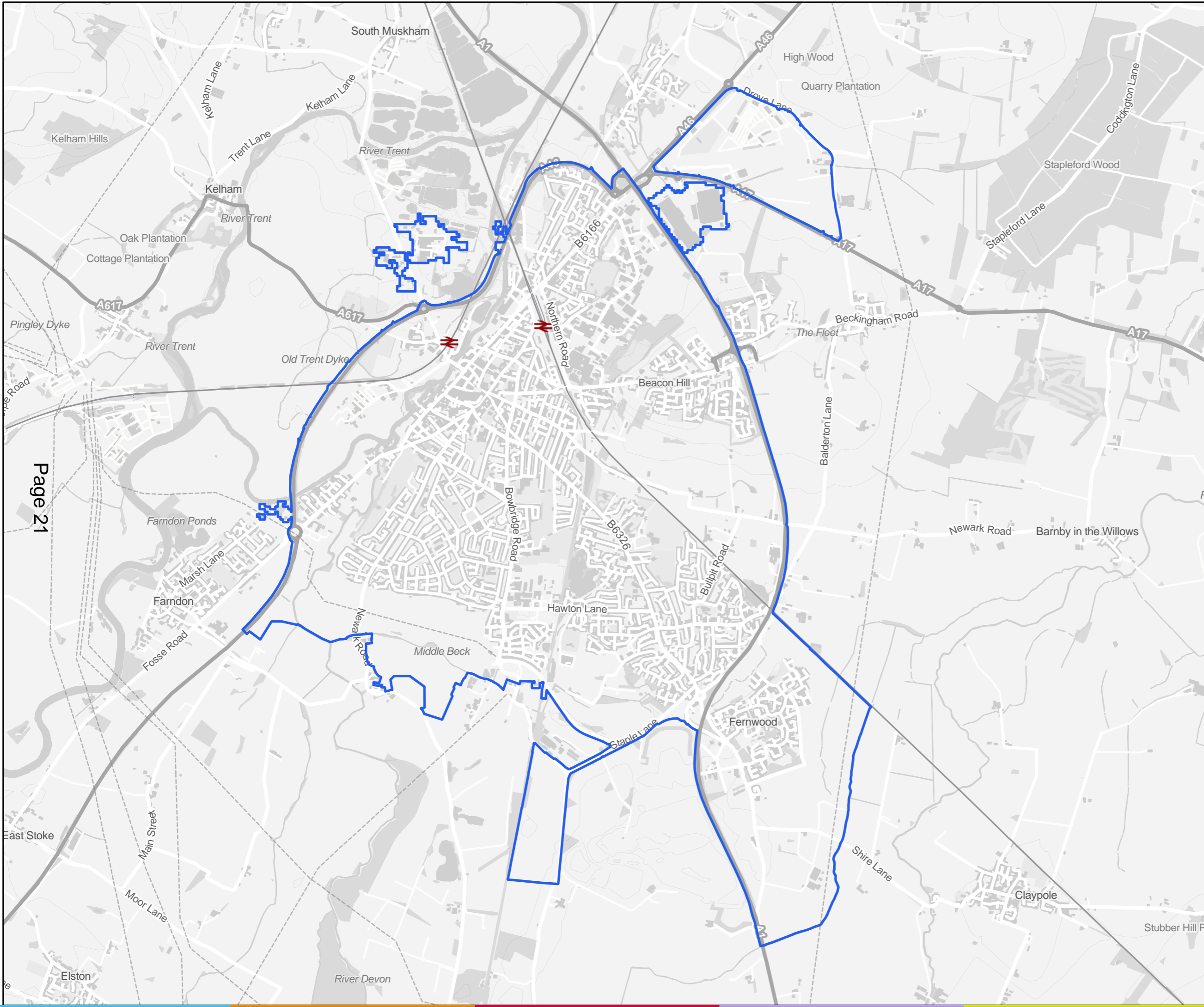


Source: [ONS, 2022](#)

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Legend

 Newark Long Term Plan for Towns Fund Boundary



Drawing Reference
DWG/EP/AI/01

Locat on
Newark and Sherwood District Council

Drawing Title
Newark Long Term Plan for Town Funds
Boundary

Date Exported: 15/03/2024

Scale: 1:33,705



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