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Monday, 16 March 2026

Chair: Councillor P Peacock

Members of the Committee:

**Councillor R Cozens
Councillor S Crosby
Councillor L Brazier
Councillor S Forde**

**Councillor C Penny
Councillor P Taylor
Councillor J Kellas**

MEETING:	Cabinet
DATE:	Tuesday, 24 March 2026 at 6.00 pm
VENUE:	Civic Suite, Castle House, Great North Road, Newark, NG24 1BY
You are hereby requested to attend the above Meeting to be held at the time/place and on the date mentioned above for the purpose of transacting the business on the Agenda as overleaf. If you have any queries please contact nigel.hill@newark-sherwooddc.gov.uk.	

AGENDA

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None.	

Note – Fire Alarm Evacuation

In the event of an alarm sounding please evacuate the building using the nearest fire exit in the Civic Suite. You should assemble at the designated fire assembly point located in the rear car park and remain there until the Fire Service arrive and advise it is safe to return into the building

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Cabinet** held in the Civic Suite, Castle House, Great North Road, Newark, NG24 1BY on Tuesday, 24 February 2026 at 6.00 pm.

PRESENT: Councillor P Peacock (Chair)

Councillor S Crosby, Councillor S Forde, Councillor C Penny, Councillor P Taylor and Councillor J Kellas

ALSO IN ATTENDANCE: Councillor N Allen and Councillor S Haynes

APOLOGIES FOR ABSENCE: Councillor R Cozens and Councillor L Brazier

351 NOTIFICATION TO THOSE PRESENT THAT THE MEETING WILL BE RECORDED AND STREAMED ONLINE

The Leader advised that the proceedings were being audio recorded and live streamed by the Council.

352 DECLARATIONS OF INTEREST FROM MEMBERS AND OFFICERS

Councillors S Crosby, J Kellas and P Taylor declared Other Registerable Interests in Agenda Item No. 13 - Local Regeneration Fund and Newark Capital Projects Update as Newark Town Councillors.

Councillor C Penny declared a Non-Registerable Interest in Agenda Item No. 10 - UK Town of Culture - Newark & Sherwood Applications.

353 MINUTES FROM THE PREVIOUS MEETING HELD ON 20 JANUARY 2026

The minutes from the meeting held on 20 January 2026 were agreed as a correct record and signed by the Chair.

354 2026/27 PROPOSED GENERAL FUND REVENUE BUDGET (KEY DECISION)

The Business Manager - Financial Services presented a report which enabled Members to consider the spending proposals in the Council's proposed 2026/27 General Fund Revenue Budget. The budget proposals had been prepared in accordance with the Council's budget setting strategy for 2026/27, as approved by the Cabinet on 8 July 2025.

The Local Government Finance Settlement provided councils with the amount of government grant and other information pertinent for setting next year's budget. The provisional settlement was announced on 17 December 2025, and the final settlement was expected in February 2026. It was reported that the proposal within the report was a Council Tax freeze for the 2026/27 financial year.

AGREED (with 5 votes for and 1 abstention) that Cabinet recommends to Full Council at its meeting on 5 March 2026 that:

- i. the following amounts be now calculated by the Council for the 2026/27 financial year, in accordance with Sections 31 to 36 of the Local Government Finance Act 1992 as amended by the Localism Act 2011:
 1. £57,909,340 being the aggregate of the amounts which the Council estimates for items set out in Section 31A(2)(a) to (f) of the Act, as the District Council's gross expenditure for 2026/27);
 2. £37,209,230 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3)(a) to (d) of the Act, as the District Council's gross income for 2026/27); and
 3. £20,700,110 being the amount by which the aggregate at (b)(i) above exceeds the aggregate at (b)(ii) above, calculated by the Council, in accordance with Section 31A(4) of the Act, as its Net Budget Requirement for the year;
- ii. the figures shown as i.1. and i.3. above to be increased only by the amount of Parish Precepts for 2026/27;
- iii. the budget amounts included in the report be the Council's budget for 2026/27; and
- iv. the fees and charges shown in Appendices C1-C23 be implemented with effect from 1 April 2026.

Reasons for Decision:

To enable Cabinet to make recommendations to Full Council of the amounts to be calculated in accordance with Sections 31 to 36 of the Local Government Finance Act 1992, as amended by the Localism Act 2011, for the purposes of setting Council Tax levels for the 2026/27 financial year.

Options considered:

Not applicable, the Cabinet is required to make recommendations on the budget to Full Council.

355 CAPITAL PROGRAMME BUDGET 2026/27 TO 2029/30 (KEY DECISION)

The Business Manager - Financial Services presented a report which detailed the proposed capital schemes over the medium term, together with the available resources to finance them. In accordance with the Financial Regulations, Cabinet was required to consider the Capital Programme and recommend to the Council the final Programme for approval on 5 March 2026.

There was an exempt version of the report which advised of the total of the intended spend on the general fund capital expenditure, as the Ollerton Regeneration scheme costs were commercially sensitive.

AGREED (unanimously) that Cabinet recommend to Full Council on 5 March 2026 the General Fund schemes set out at Appendix A to the report as committed expenditure in the Capital Programme for 2026/27 to 2029/30.

Reasons for Decision:

To enable the Capital Programme to be considered by Cabinet in accordance with Financial Regulation 6.2.3 prior to its submission to Full Council.

Options considered:

If the Council did not have a Capital Programme, this would result in not being able to deliver the schemes and not achieve the objectives in the Community Plan.

356 2026/27 TO 2029/30 MEDIUM TERM FINANCIAL PLAN (KEY DECISION)

The Business Manager - Financial Services presented a report detailing the Council's Medium Term Financial Plan (MTFP) for the four financial years from 2026/27 to 2029/30. The main aims of the MTFP were to deliver the Council's Community Plan objectives; present the Council's current predictions of its financial position between 2026/27 to 2029/30; and to enable Members to make decisions which ensured the Council's future financial sustainability.

AGREED (with 5 votes for and 1 abstention) that Cabinet recommends the 2026/27 to 2029/30 Medium Term Financial Plan for approval by the Full Council at their meeting to be held on 5 March 2026.

Reasons for Decision:

To provide a framework to support the Council's future spending plans.

Options considered:

Not applicable, the Cabinet is required to make recommendations on the budget to the Full Council.

357 PAY POLICY STATEMENT 2026/27 (KEY DECISION)

The Business Manager - HR & Training presented the proposed Pay Policy Statement for 2025/26 which the Council was required to produce annually in accordance with Section 38 (1) of the Localism Act 2011. A copy of the Statement was attached as an appendix to the report. It was reported that the pay award for 2026/27 had not been finalised, therefore the existing pay rates for 2025/26 had been included in the Statement.

AGREED (unanimously) that Cabinet recommend the Pay Policy Statement for 2026/27 to Full Council for approval.

Reasons for Decision:

To ensure compliance with Section 38 (1) of the Localism Act 2011.

Options considered:

Not applicable, the publication of the Pay Policy Statement is required by the Localism Act 2011.

358 UK TOWN OF CULTURE - NEWARK AND SHERWOOD APPLICATIONS (KEY DECISION)

The Business Manager - Heritage and Culture presented a report which updated Members about the UK Town of Culture competition and the two bids being prepared in the district and the process to be undertaken. The Department for Culture, Media and Sport published guidance on 14 January 2026 and set an Expression of Interest deadline of 31 March 2026. It was reported that if successful, winning places would be required to specify an 'Accountable Body' and 'Delivery Body' for their programme. The two bids being prepared were for Newark and Southwell.

AGREED (unanimously) that Cabinet:

- a) note the two bids being developed by towns within the district;
- b) approve a net expenditure budget of up to £10,000 (up to £5,000 per town) to be added in 2025/26 to support and facilitate towns in Newark and Sherwood in the development of their Expressions of Interest, with the allocation of funding to be subject to a lead organisation being formally identified through a partnership and subject to proof of expenditure;
- c) subject to either or both bids being shortlisted, Newark & Sherwood District Council to be the accountable body if required as a partner organisation in any bid developed within the district for the 2028 UK Town of Culture; and
- d) subject to c above, the net expenditure budget and income budget of up to £120,000 be added in the respective financial year, should either or both towns from within Newark and Sherwood be shortlisted at the Expression of Interest stage for the £60,000 grant.

Reasons for Decision:

The funding would represent a step change in our ability to promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit. The recommendation identifies a role for NSDC which is achievable given current workloads, the context of LGR and supports bids from within the district.

Options considered:

A 'do nothing' option could be considered in light of the timescale, staff capacity and timing of LGR and this funding. However, given the guidance as described within this report, that would preclude any bids coming from Newark and Sherwood. As such, this option was discounted.

359 ADOPTION OF PUBLIC OPEN SPACE WITHIN THE FERNWOOD NORTH DEVELOPMENT (KEY DECISION)

The Director - Planning & Growth presented a report which put forward a proposal for the District Council to adopt Public Open Space (POS) within the Fernwood North development. The adoption of the POS would include ownership and ongoing

maintenance.

The report to Cabinet on 4 November 2024 set the context of developments taking place in the greater Fernwood area and specifically the negotiations taking place between officers and Barrat David Wilson Homes (BDW) to secure a previous agreement for them to transfer POS to the District Council rather than implement a Management Company which was the extant lawful position for the Fernwood North development. Since then, agreement had been reached on the quantum and types of open space that could be transferred into public ownership. The Council had also resolved in July 2025 to have a 'No Man-Co' preferred approach on strategic urban extension sites such as Fernwood.

It was reported that the Fernwood North development continued at pace and a resolution was required to bring the POS into public ownership. Initial conversations took place between the District Council, BDW and Fernwood Parish Council with the Parish Council resolving in February that they were unable to pursue taking ownership of the land and no further communication had been received. Due diligence had been undertaken such that the District Council were satisfied that a transfer of the first phase of open space could be completed with other phases following.

It was clear that if the District Council were to bring the POS into public ownership that there would be a maintenance shortfall, especially given the stance of Fernwood Parish Council. It was recommended that other Fernwood North Section 106 contributions be utilised in order to provide a commuted payment towards POS maintenance, something which BDW were willing to pursue with the District Council as the local planning authority.

AGREED (unanimously) that Cabinet:

- a) approve the Council entering into arrangements with Barratt David Wilson Homes (BDW) to purchase (for the consideration of £1) and maintain the Public Open Space within the Fernwood North development, subject to the Council securing:
 - i) an appropriate contribution towards ongoing maintenance costs from BDW, subject to BDW successfully securing and legally executing an agreement with the Council, as the Local Planning Authority, a S106 Deed of Variation as detailed at paragraph 2.4 of the report and within Exempt Appendix A; and
 - ii) completion of satisfactory due diligence by the Director - Communities & Environment, in consultation with the Street Scene Manager and Principal Legal Officer, on the Public Open Space extent, type, and phasing including in relation to the legal title to the land;
- b) approve the Council covering future maintenance revenue requirements, supplemented by and subject to the required 'appropriate contribution' details at a) i) above, as detailed in the Financial Implications section in Exempt Appendix A; and
- c) approve that delegated authority be given to the Council's Director - Communities & Environment, in consultation with the Street Scene Manager, to secure the land transfer from BDW, including appropriate phasing and onboarding of the Public

Open Space.

Reasons for Decision:

The recommendations align with the Community Plan objectives in relation to biodiversity, the environment and climate change. As set out in the report, the development has the potential to help the Council secure additionality which is above and beyond simply bringing Public Open Space into public ownership.

Options considered:

The extant S106 for the Fernwood North development allows BDW to set up a Management Company to cover maintenance costs of Public Open Space. BDW have honoured a previously verbally and written negotiated position that they would not introduce a Management Company in this instance, an agreement predicated on the land being transferred to the District Council for the consideration of £1. The Council could choose not to purchase the Public Open Space for the previously agreed price, in which case BDW would need to find an alternative management route. This would likely mean introducing a management charge on future residents from this point forward, as has been done elsewhere within Fernwood. This would not be appropriate.

360 NEWARK TOWN CENTRE MASTERPLAN AND DESIGN CODE UPDATE (KEY DECISION)

The Town Centres & Visitor Economy and Senior Planner jointly presented a report which provided an update on and sought adoption of the Newark Town Centre Masterplan and Design Code.

The purpose of the Town Centre Masterplan was to provide a strategic framework to guide development, regeneration and investment within Newark's Conservation Area. The vision was that Newark Town Centre would remain a historic market town while embracing sustainable growth, creativity and connectivity. The purpose of the Design Code was to provide clear, detailed design requirements for development within the town centre, helping to deliver the vision and principles set out in the Masterplan. It would establish consistent standards for architecture, materials, public realm and sustainability, ensuring that new development respects Newark's historic character whilst meeting modern requirements for accessibility, climate resilience and quality of life.

It was noted that the Policy & Performance Improvement Committee had recommended approval of both the Masterplan and Design Code at their meeting held on 23 February 2026.

AGREED (with 5 votes for and 1 abstention) that Cabinet:

- a) note the update provided in relation to the Newark Town Centre Masterplan;
- b) adopt the Newark Town Centre Masterplan as planning guidance from 1 April 2026;
- c) allow for a review of not less than 6 months of the implementation of the Town

Centre Masterplan, with delegated authority for any necessary amendments being delegated to the Portfolio Holder for Sustainable Economic Development in consultation with the Chair of Planning Committee and Director – Planning & Growth; and

- d) note the update provided in relation to the Newark Town Centre Design Code and endorse its adoption as guidance as part of an updated Newark Conservation Area Management Plan the publication of which is already delegated to the Council's Director of Planning & Growth.

Reasons for Decision:

It is important that the Newark Town Centre Masterplan is carried forward in order to provide a clear, framework for shaping growth, investment (by the Council and others), and regeneration in line with community priorities. Adoption ensures that future development can be influenced. This directly supports the ambitions of the Newark & Sherwood Community Plan 2023–2027 by breaking down barriers to opportunity, improving health and wellbeing through active travel and green spaces, reducing crime through better-designed public realm, celebrating culture and heritage, and advancing climate resilience and net-zero objectives.

Incorporating relevant elements of the Design Code into an updated Newark Conservation Area Management Plan also provides an effective approach to support its integration into the Development Management process.

Options considered:

The option to discontinue work and not finalise the Newark Town Centre Masterplan has been ruled out. Establishing a clear, deliverable strategy for the nature of future development and design that will be supported is considered essential.

Taking the Design Code forward as a Supplementary Planning Document has been impacted upon by changes to the plan-making system and is therefore discounted. The alternative option of taking the Code forward as part of the Newark Conservation Area Management Plan is a sensible alternative that will ensure that the document has planning weight and can inform decision-making.

361 LOCAL REGENERATION FUND AND NEWARK CAPITAL PROJECTS UPDATE (KEY DECISION)

The Director - Planning & Growth presented a report which gave a detailed update to Cabinet on the delivery of the Local Regeneration Fund and Newark capital projects. The report gave updates on the Fund and the specific Newark capital projects making recommendations where required, noting that there was an exempt version of the report and recommendations in relation to the Newark Castle Gatehouse project, as this project was subject to commercial confidentiality.

AGREED (with 5 votes for and 1 abstention) that Cabinet:

- a) note the project and funding updates as detailed throughout this report;
- b)

- c)
- d)

(Recommendations b, c and d are commercially sensitive and appear only in the exempt minute)

Newark Cultural Heart Market Place (Local Regeneration Fund)

- e) agree to delegate the approval of the Newark Cultural Heart Market Place Improvement Scheme Full Business Case (FBC) to the Council's Section 151 Officer, in consultation with Newark Town Council, as noted in 2.9 of the report;
- f) note that the agreed Newark Cultural Heart Market Place Improvement Scheme capital budget of £3.61m will be available upon approval of the FBC and financed in full by UK Government Local Regeneration Fund grant;

20 Minute Cycle Town (Local Regeneration Fund)

- g) note the completion of the 20-minute cycle town project and agree to de-commit remaining Section 106 match contributions, with future reallocation to be dealt with via the Council's Developer Contributions Group, as set out in 2.12 of the report;

Ollerton Regeneration Scheme (Local Regeneration Fund)

- h) agree to accelerate £200,000 of capital funding (fully funded by LRF grant monies) within the approved programme and add this to the proposed capital budget for 2026/27, to progress essential works associated with the Ollerton regeneration scheme ahead of completion of legal agreements and confirmation of planning consent, as set out in section 2.15 of the report;
- i) delegate authority to the Council's Section 151 Officer to enter into a Grant Funding Agreement with the East Midlands Combined County Authority (EMCCA), up to the value of £750,000 to unlock additional investment towards the Ollerton project, as noted in 2.16 of the report;
- j) approve the addition of £750,000 within the Council's Capital Programme to facilitate recommendation i) above, fully funded by EMCCA grant monies;

Yorke Drive

- k) delegate authority to the Council's Section 151 Officer to enter into a Grant Funding Agreement with the East Midlands Combined County Authority (EMCCA), up to the value of £1,000,000 to unlock additional investment towards the Yorke Drive project, as noted in 2.17 of the report;
- l) approve the addition of £1,000,000 within the Council's Capital Programme to facilitate recommendation k) above, fully funded by EMCCA grant monies;

St Marks Place

- m) note the completion of the related feasibility and due diligence work for St Marks Place, acknowledge the options and associated costs and risks as noted in 2.19 of the report and agree to pause any further feasibility activity at this stage, with future progression contingent upon securing external funding or a material change in market conditions; and

Fund Governance

- n) delegated authority be given to the Section 151 Officer to approve any future amendments to the Newark Town Board's Local Assurance Framework, as may be required to reflect updated guidance and policy changes set by the Ministry of Housing Communities and Local Government.

Reasons for Decision:

Through access to vital grant funding and participation in the Local Regeneration Fund programme, the council is presented the opportunity to deliver a number of the priority projects identified within the Community Plan, supporting transformational change for communities, residents and businesses.

Options considered:

There remains an option not to proceed with the delivery of selected projects within the Local Regeneration Fund or wider capital programme referenced in this report, however it would be considered a missed opportunity to deliver transformational and long-awaited change within Newark and Sherwood. Similarly, with a requirement for Local Regeneration Fund grant to be spent by 31 March 2028, there remains an elevated risk that withdrawal of any project at this stage within the programme, may result in the loss of investment funds.

362 NEW NEWARK & SHERWOOD LOCAL PLAN (KEY DECISION)

The Business Manager - Planning Policy & Infrastructure presented a report which set out for Cabinet the proposed regulations and guidance in relation to the new Local Plan making system. The report set out the impact on the production of the new Local Plan timetable and Supplementary Planning Documents (SPD's). It was reported that developing and consulting on the SPD's would impact on the preparation of the new Local Plan. In order to accommodate both work streams the report proposed a timetabled approach as set out in paragraph 3.5 of the report.

AGREED (unanimously) that:

- a) the contents of the report are noted;
- b) the proposed timetable at paragraph 3.5 to the report is adopted;
- c) delegated authority be given to the Portfolio Holder for Sustainable Economic Development to amend the adopted timetable to reflect any regulatory requirements which emerge from the publication of plan making regulations;

- d) in line with the timetable the notice of intention to commence plan making is undertaken in March 2026; and
- e) Supplementary Planning Documents in relation to Affordable Housing and Developer Contributions & Planning Obligations are prepared before the 30 June 2026.

Reasons for Decision:

To approve the New Local Plan Timetable and agree the proposal to begin plan making.

Options considered:

None, the Council is required to have a Local Plan timetable and has already agreed to prepare a plan as soon as possible.

363 PLANNING REFORMS (KEY DECISION)

The Business Manager - Planning Policy & Infrastructure presented a report which provided the Cabinet with an update on the latest reforms to the planning system and sought approval for a District Council response to the draft National Planning Policy (NPPF) consultation.

The report set out the key elements of the changes to the planning system which aimed to speed up and modernise the system to meet the challenges of delivering new housing and economic growth. The changes included reforming the role of statutory consultees. In addition, the report proposed a draft response to the government consultation on the most significant rewrite of the NPPF which separated out policies for plan-making and decision-making. The implications of the proposals and the District Council response were detailed in full.

AGREED (unanimously) that Cabinet:

- a) note the contents of the report; and
- b) approve the proposed consultation response to the National Planning Policy Framework as set out in Appendix B to the report.

Reasons for Decision:

To allow Cabinet to approve the District Council's consultation response.

Options considered:

Not responding to the consultation response would mean that the District Council would not have an opportunity to put forward the Council's position.

364 EXCLUSION OF THE PRESS AND PUBLIC

AGREED (unanimously) that, under Section 100A (4) of the Local Government Act 1972, the public 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 Paragraph 3 of Part 1 of Schedule 12A of the Act.

365 CAPITAL PROGRAMME BUDGET 2029/27 TO 2029/30 (KEY DECISION)

The Cabinet considered the exempt version of the report in relation to the 2026/27 to 2029/30 Capital Programme Budget.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

366 LOCAL REGENERATION FUND AND NEWARK CAPITAL PROJECTS UPDATE (KEY DECISION)

The Cabinet considered the exempt version of the report in relation to the Local Regeneration Fund and Newark Capital Projects Update.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

Meeting closed at 7.57 pm.

Chair

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted



Report to: Cabinet Meeting - 24 March 2026

Portfolio Holder: Councillor Lee Brazier, Housing

Director Lead: Suzanne Shead, Director - Housing, Health & Wellbeing

Lead Officer: Wayne Fox, Business Manager - Building Safety & Asset Investment

Report Summary	
Report Title	Quarter 3 2025/26 - Housing Compliance Assurance Report
Purpose of Report	To provide the performance position as of 31 December 2025 (Quarter 3) for Housing related compliance and update on activities in the service area.
Recommendations	That Cabinet note: a) the exceptions to performance of the housing service compliance functions; b) interim arrangements for monitoring damp and mould ahead of introduction of Awaab's Law; and c) the ongoing actions to improve and maintain performance.
Alternative Options Considered	None, this report sets out performance data for Quarter 3.
Reason for Recommendations	To provide assurance on the work undertaken to ensure the safety of tenants and compliance with the regulatory standards. This links to two ambitions in our Community Plan: Ambition 2: Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards; and Ambition 7: Be a top performing, modern and accessible Council that get its everyday services right for the residents and businesses that it serves.

1.0 Background

- 1.1 This report provides Members with the performance of housing compliance services at the end of December 2025, focusing on exceptions performance, which is outside the Council's target parameters.

The full performance summary is shared with SLT; the Portfolio Holder for Housing and discussed as a standard agenda item for the Tenant Engagement Board meetings ensuring

that Health & Safety are at the heart of our conversations and actions. Performance is also discussed at Policy and Performance Committee (PPIC) before being presented quarterly at Cabinet (Performance) to ensure there is oversight at Board level.

- 1.2 This report sets out the Council's performance against the Council's legal and regulatory landlord responsibilities for a range of building safety measures including fire protection, gas, asbestos, electrical and water. Further information on the Council's responsibilities can be found here: [Safety and Quality Standard - GOV.UK](https://www.gov.uk/safety-and-quality-standard).
- 1.3 Full details of these performance indicators along with associated commentary are included at Appendix 1 to this report.
- 1.4 The Council's performance in the report is rated as set out in the table below - as recommended by external auditors and the Regulator of Social Housing:

RAG Rating	Old Rating 2023/24	New Rating 2024/25	Colour in Appendix Report
Green	At Target	100%	
Amber	Within 2%	98 – 99.9%	
Red	Below 2%	0 – 97.99%	

- 1.5 The report also included information on the number of damp and mould cases and our performance in this area including:

- number of inspections conducted.
- number of works order raised and completed.
- average time taken to complete works.
- percentage completed on time.
- average cost of repairs not capitalised (Priority 1 & Priority 2 only)

across three categories (P1-P3) based on the amount and difficulty of the work and in total. The description for each category is listed below and can be found on page 3 of Appendix 1 Key Performance Reporting Scorecard for Housing Compliance.

- P1 - Emergency e.g. excessive mould or major leak.
- P2 - Minor repair works and mould wash.
- P3 - Major Works undertaken by Asset Team e.g. new Damp Proof Course

- 1.6 Due to the move to the new Housing Management System, an interim reporting arrangement is in place as the new system is set up for Awaab's Law (Damp & Mould) and the associated reporting arrangements required. This means temporarily, the team will produce an ad hoc report that draws down all repairs with a reference to damp and mould, when Awaab's Law is in force, the system is set up to report automatically from a specific contractor code that relates only to damp and mould repairs, ensuring our information on performance is as accurate as possible.

The Council received a letter from the Government in June 2025 ahead of the introduction of new regulation relating to phase 1 of Awaab's Law and changes to electrical safety standards from the Autumn, which the Council are already preparing for. This will give strict timescales for the investigation and rectification of damp and mould. There are two further phases expected in 2026 and 2027 which will expand the scope of Awaab's Law.

- 1.7 Changes in came into force from October 2025 requiring Social Landlords to issue new incoming tenants with a copy of the EICR within 28-days of their tenancy start date. To this

effect the contractor has been instructed prior to the commencement date to provide a copy of the EICR within 28-days to tenants when an EICR or a re-wire is completed.

2.0 Proposal /Options Considered

2.1 Gas Servicing Domestic - AMBER

Gas servicing is now 99.84% compliant. There are 8 properties without a current gas safety certificate which is down by 20 from the end of September 2025.

A new process has been introduced, involving close collaboration with the contractor, tenancy officers, and our legal team to further reduce instances of no-access. To improve accessibility rates an Access Plan is being developed.

Further to feedback from Cabinet on 8 July 2025, the team are also reviewing the messaging to tenants who fail to give access and the intention to cap supply to ensure the wording in letters is clear.

2.2 Fire Safety Checks – Amber

The FRA's for the 106 blocks and the 31 community centres has been completed and will now fall into the scheduled frequency of inspection.

Fire actions are being reviewed and completed weekly. As of December, 655 actions have been completed, with 142 with the contractor, 14 in progress, and 0 awaiting review. The remaining FRAs will be completed between January 2026 and March 2026.

Please see table below with action plan for completion of the outstanding Fire Risk Assessments and due dates in 2025/26. Delivery of this programme is on track.

Type	Completed to date	October 2025 to March 2026
Blocks P1 & P2	712	357
Blocks 3&4	558	256
Community Centres	146	46

2.3 Fire Door Inspections – Green

All Communal Fire Door Inspections have been carried out at and following the inspection 412 actions have been raised which have been rectified at the time of the visit. We have renewed 54 Communal Fire Doors within Q3.

We have inspected 64% of all Flat Fire Doors out a total of 676 fire doors, to improve inspection rate the access procedure is being finalised which will require the contractor to attempt to gain access on three occasions following appointment letters. We have renewed 20 Flat Fire Doors within Q3.

2.4 Asbestos Domestic & Communal – AMBER

There are no outstanding Asbestos Surveys within Community Centres, Block, or garages having achieved 100% compliance across these sites. Within our domestic properties our current compliance rate is at 95.01% which we have a target of 100% compliance before the end of this financial year.

2.5 Water Safety - AMBER

All communal spaces and community centres have valid Water Risk Assessments, and monthly water monitoring is being undertaken. A multi-service programme commenced on the 1st of November 2025 to undertake Domestic Water Risk Assessments (WRA) and associated actions alongside the Gas Service. Currently the multi-service has completed 393

WRAs at the end of Q3, all properties visited moving forward will have a WRA undertaken and within a full year of service all domestic properties will have a WRA.

2.6 Stair Lifts – AMBER & Hoists – AMBER

A stairlifts are compliant and hoists is currently 97% compliant with two properties non-compliant one with in a tenanted property and a hoist within a void property where we are waiting on keys to be returned.

2.7 EICR certifications less than five years old – AMBER

There are 2 properties without a valid EICR certificate (less than five years old) with a non-compliance at 99.96%. We have one property with Legal, and we have an appointment on the remaining non-compliant property.

2.8 Solid Fuel & Oil Servicing - RED

Solid Fuel and Oil servicing compliance rates have improved with solid fuel currently at 90% compliant, and oil servicing compliance at 97.87%. Data held is under constant review improving asset data.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial		Equality & Diversity	
Human Resources		Human Rights	
Legal		Data Protection	
Digital & Cyber Security		Safeguarding	
Sustainability		Crime & Disorder	
LGR		Tenant Consultation	

Financial Implications (FIN25-26/4260)

- 3.1 There are no direct financial implications arising from this report.

Equalities & Diversity Implications

- 3.2 There are no direct equalities implications arising from this report though as part of how we manage these services, we consider the tenants individual circumstances and work with them through our housing services team to achieve compliance.

Legal Implications LEG2526/7104

- 3.3 There is various legislation which the council must comply with in respect of housing compliance including the following:
- S11 of the Landlord and tenant act 1985 – Councils must, keep in repair the structure and exterior of the Property, keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for

sanitation, keep in repair and proper working order the installations in the premises for space heating and water heating.

- Gas Safety (Installation and Use) Regulations 1998 - Councils must ensure that gas appliances, flues, and pipework are maintained in a safe condition and will require an annual safety check to be carried out.
- Fire Safety Act 2021 and Fire Safety Regulations 2022- following the Grenfell Tower tragedy, laws regarding fire safety, particularly in "communal" areas of blocks of flats, become significantly stricter. Fire Doors: Under the Fire Safety (England) Regulations 2022, councils are legally required to inspect fire doors in high-rise buildings to ensure they close automatically and aren't damaged to ensure that fires are contained at its source (compartmentation) and ensure clear escape routes.
- Control of Asbestos Regulations 2012 – the Council has a duty to “manage” asbestos in communal areas and we are under a legal obligation to keep a register of where it is and its condition to prevent fibres from becoming airborne during repairs or deterioration, which can cause lung diseases.
- Control of Substances Hazardous to Health (COSHH) Regulations and Health and Safety At Work Act provides that Councils must manage the risk of Legionnaires' Disease, by monitoring water temperatures and flushing out "dead legs" (unused pipes).
- Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) – where we provide a stairlift, through-floor lift, or hoists in a property, the council must manage and control the risks to avoid any injury or damage.

3.4 The Council's tenants are contractually obliged to allow access for certain works to be carried out under their terms and conditions of their tenancy agreement. If they fail to comply, this is a breach of contract which can be remedied through tenancy enforcement. Equally the Council also has obligations by virtue of its tenancy agreement to do certain things and undertake certain work.

3.5 Failure to comply with the requisite legislation and regulations could lead to the Council being prosecuted or civil claims being made against it as well as being reported to the Housing Ombudsman.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

**Executive Summary Report of Corporate Property Compliance Service Date
10/01/2026 (Q3 Report)**

Presented by: Norman Emery

The report gives an executive summary of the current position of Housing compliance for the period from 01/10/2025 – 31/12/2025 (Q3)

Domestic Gas Services

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	5157	99.84%	99.61%	↓
No. Properties without a valid gas Certificate	8			2 confirmed appointments. 2 With Legal. 1 Tenant attending court daily 2 In Hospital. 1 Vulnerable adult - Tenancy officer to arrange joint visit with engineer.
No. Properties with Long Term Cap	22			Fuel poverty predominantly

Commercial Gas Services

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	8	100%	100%	Increase in numbers due to two commercial gas meters located installed servicing domestic boilers.
No. Properties without a valid gas Certificate				

Electrical installations

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	5565	99.69%	99.52%	↓
No. Properties without a valid EICR Certificate	2			1 x Legal & Housing, 1 x Appointment made
No of reportable of dangerous occurrences	0			
No of properties with C1s identified and outstanding	0			This information is not captured, because any C1 or C” is rectified at the time of the EICR producing a “Satisfactory” certificate upon completion.
No of properties with C2s identified and outstanding	0			As above

Note C1s = Require attention immediately as they present a danger to life.

Note C2s = Require recommended as they present a potential to cause harm.

Oil Servicing

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	94	97.87%	90.22%	↑
No. Properties without a valid Certificate	2			Properties transferred to Pheonix due to existing contract expiring. Remainder of no-access being managed through the pass back process including calls, knock-ons and SMS.

Air Source Servicing

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	204	98.53%	89.70%	
No. Properties without a valid Certificate	3			No-access being managed through the pass back process including calls, knock-ons and SMS.

Solid Fuel

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	10	90%	100%-	 With Legal & Housing
No. Properties without a valid Certificate	1			

LPG

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	2	100%	100%	
No. Properties without a valid Certificate	0			

Asbestos Management

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Community Centres	33	100%	-	
Total Number of All Blocks	340	100%	-	

Total Number Communal Garages	49	100%	-	→
Domestic Properties	5169	95.01%	84%	↑ Full review taking place of Asbestos Surveys to update Asbestos Register following centralisation of compliance area.

Water Hygiene

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Community Centres	33	100%	-	→ 3 x near misses. Replacing high water content systems with low water content systems.
Total Number of Blocks with Water Systems	3	100%		→
Domestic Properties	5565	7.06%	67	↓ Multi Service Appointment has commenced on the 01/11/2025 and this will be completed through the course of the servicing programme.

Fire Management

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Blocks	106	100%	-	→
Total Number of Community Centres	31			Following revised programme of FRAs from 3 & 5 year approach to 1 & 2 year approach. All FRAs for year one to be completed by March 2026. Currently 100% complete.

Communal Fire Doors	986	100%		This has been split out between Communal Fire Doors and Flat Fire Doors for greater clarity.
Flat Fire Doors	676	63.91%		As above. Access requirements under review.
Fire Alarms	43	100%		
Emergency Lighting	159	100%		
AOV	2	100%		
Fire Dampers	1	100%		
Fire Extinguishers	119	100%		
No of buildings which have fire remedial actions which have been identified from current fire risk assessments.				 96 FRAs carried out 896 Actions 657 Complete Outstanding High Risk: 423 (2 in progress/49 issued to contractor/0 awaiting review/17 cancelled) Completed: 355 Outstanding: 51 Medium Risk: 472 (90 issued to contractor/63 in progress/0 awaiting review/63 cancelled) Completed: 256 Outstanding: 153 Low risk/Planned works: 58 (3 issued to contractor/5 in progress/4 cancelled) Completed: 46 Outstanding: 8

Passenger Lifts

Detail	No.	Q3% Compliant	Q2	Comments
Total Number of Properties	9	100%	100%	➔
No of properties without a valid lift certificate.	0		-	

Stair Lifts

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	119	100%	98.2%	↑
No of properties without a valid certificate.			-	

Hoists

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	67	97.01%	98.48%	↓
No of properties without a valid certificate.	2		-	1 x void & 1 x appointment with tenant

Auto Doors and mechanical systems

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	37	100%	-	
No of properties without a valid certificate.			-	

Air conditioning and ventilation systems

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	2	100%	-	

No of properties without a valid certificate.			-	
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Other updates and information from the compliance.

Detail	Comments

The above report is an accurate summary record of the building compliance service delivery for the reported period.

Signed By: Norman Emery - Compliance Manager

Signed by: Craig Linacre – Heating Surveyor

Signed by: Vince Parr – Electrical Surveyor

Signed by: Dean McNulty – Asbestos Surveyor

Signed by: Jeremy Mitchell – Fire Surveyor



Report to: Cabinet Meeting – 24 March 2025

Portfolio Holder: Councillor Paul Peacock, Strategy, Performance & Finance

Director Lead: Sanjiv Kohli, Deputy Chief Executive, Director - Resources

Lead Officer: Nick Wilson, Business Manager – Financial Services, Ext. 5317

Report Summary	
Type of Report	Open Report / Non-Key Decision
Report Title	Projected General Fund and Housing Revenue Account Revenue and Capital Outturn Report to 31 March 2026 as at 31 December 2025
Purpose of Report	To update Members with the forecast outturn position for the 2025/26 financial year for the Council's General Fund and Housing Revenue Account revenue and capital budgets. To show performance against the approved estimates of revenue expenditure and income; report on major variances from planned budget performance; and report on variations to the Capital Programme for approval; all in accordance with the Council's Constitution.
Recommendations	That Cabinet: (a) note the General Fund projected outturn variance of £0m; (b) note the Housing Revenue Account projected favourable outturn variance of £0.117m to the Major Repairs Reserve; (c) approve the variations to the Capital Programme at Appendix E; (d) approve the Capital Programme revised budget and financing of £53.759m; and (e) note the Prudential indicators at Appendix H.
Alternative Options Considered	Not applicable.

Reason for Recommendations	To consider the forecast outturn position for the 2025/26 financial year for the Council's General Fund and Housing Revenue Account revenue and capital budgets.
	To show performance against the approved estimates of revenue expenditure and income; report on major variances from planned budget performance; and report on variations to the Capital Programme for approval; all in accordance with the Council's Constitution.

1.0 Background

Overview of General Fund Revenue Projected Outturn for 2025/26

Current position (as at 31 December 2025): variances

- 1.1 Table 1 shows a projected favourable variance on Service budgets against the revised budget of £0.385m, with an overall favourable variance of £0m to be transferred to General Fund reserves. This forecast outturn position is based on meetings which took place with Business Managers during January, whereby they have analysed actual income and expenditure to 31 December 2025 and forecasted forward the additional income and expenditure expected to be incurred to the end of March 2026. Further details of the variances projected against each of the portfolio holder budgets are provided in **Appendix A**.

Table 1: General Fund revenue outturn for 2025/26 financial year as at 31 December 2025

	Original Budget £'m	Revised Budget £'m	Projected Outturn £'m	Variance £'m
Climate and the Environment	3.480	2.844	2.256	(0.588)
Health, Wellbeing and Leisure	0.914	1.097	0.838	(0.259)
Heritage, Culture and the Arts	0.858	0.952	0.792	(0.160)
Housing	0.360	0.308	0.518	0.210
Public Protection and Community Relations	3.423	3.654	3.601	(0.053)
Strategy, Performance and Finance	9.683	11.187	10.876	(0.311)
Sustainable Economic Development	2.004	2.434	2.075	(0.359)
Vacancy Factor & Notional Savings	0.000	(1.135)	0.000	1.135
Net Cost of Services	20.722	21.341	20.956	(0.385)
Other Operating Expenditure	5.120	5.063	5.062	(0.001)
Finance & Investment Income/Expenditure	(1.572)	(1.572)	(1.728)	(0.156)
Taxation & Non-Specific Grant Income	(25.230)	(25.251)	(25.775)	(0.524)
Net Cost of Council Expenditure	(0.960)	(0.419)	(1.485)	(1.066)
Transfer to/(from) Usable Reserves	0.316	(1.110)	0.001	1.111
Transfer to/(from) Unusable Reserves	0.644	1.529	1.484	(0.045)
Transfer to/(from) General Reserves	0	0	0	0

- 1.2 A favourable variance of £0.385m is currently being projected on service budgets managed by business managers. This represents 1.84% of the total service budgets. A variance analysis is detailed at **Appendix A**.
- 1.3 There have been significant issues in recruitment seen across the Council over the last few financial years. This has been felt across the Local Government sector, with similar issues being seen in a number of neighbouring authorities. As a result of this, the forecast vacancy savings target for 2025/26 was set at 4%.
- 1.4 An unfavourable variance of £0.046m on employee related expenditure includes £0.885m of vacancy savings target, representing 4% of the total budget for employees within each Business Unit. Actual vacancies forecast currently is a favourable variance of £0.839m, which represents 3.61% (4.10% as at 30 September 2025) of the total employee budget. This is kept under regular review. The vacancy savings target of £0.885m and the notional savings target of £0.250m have been moved out of individual portfolios and placed into a separate portfolio to provide a more accurate and transparent representation of each portfolio's financial position.
- 1.5 Non-Service expenditure is projected to have a favourable variance of £0.681m against the revised budget of £21.760m. These budgets primarily relate to income from council tax, national non-domestic rates (NNDR, or 'business rates') and investment interest. The favourable variance of £0.524m on Taxation & Non-Specific Grant Income relates to an expected additional surplus from the Nottinghamshire Business Rates pooling arrangements of £0.300m over and above the £1.000m that was budgeted for and a reduction in levy payable to Nottinghamshire County Council of £0.146m. An additional £0.039m over the budgeted £0.119m is expected to be received in respect of the Internal Drainage Board levy grant.
- 1.6 The projected favourable variance of £0.156m on the financing and investment line within Non-Service elements is due to external borrowing being required later than originally expected, reducing the forecast interest payable by £0.308m. In addition, higher-than-forecast interest rates and cash balances have increased investment income, resulting in a favourable variance of £0.255m. These positive variances are partly offset by a reduced financial contribution from Arkwood, which was budgeted at £0.800m (£0.500m in dividend and £0.300m in interest income). Currently Arkwood are not forecasting to pay a dividend for the current financial year, however there is an increase in the forecast amount of interest payable to £0.401m, meaning that overall there is a shortfall in income of £0.399m.
- 1.7 There is a forecasted favourable variance of £0.046m on the transfer to unusable reserves. This results from a lower Minimum Revenue Provision (MRP) charge than budgeted. The original budget assumed £1.4m of borrowing within the 2024/25 Capital Programme, but actual borrowing was not required due to a £5.734m underspend reported to Cabinet on 8 July 2025. Consequently, the associated £0.046m MRP charge has been deferred.
- 1.8 The total favourable position across services, non-service expenditure, and MRP is £1.111m. This amount is forecast to be transferred to the capital provision earmarked

reserve to support the Ollerton Town Centre Regeneration scheme, which currently has a projected financing shortfall. Using this underspend—rather than borrowing to fund the gap—will significantly reduce future revenue costs that the Council would otherwise incur through borrowing.

Current position (as at 31 December 2025): revised budget compared to original budget

- 1.9 As at 31 December 2025, there have been net transfers totalling £0.541m from reserves. Below is a table summarising the reserves movement and which portfolio the budget has been transferred either (to) of from:

Earmarked Reserve	CE £'m	HWL £'m	HCA £'m	H £'m	PPCR £'m	SPF £'m	SED £'m	Total £'m
Capital Exp Charged To Rev	0.044	0.036	0.010	0	0.112	0.234	0.065	0.501
Capital Project Feasibility	0	0	0	0	0	0	0.100	0.100
Change Mngmt/Capital Fund	0	0	0	0	0	0.320	0	0.320
Commer Plan Invest To Sav	0	0	0	0	0	0.014	0	0.014
Csg/Enforcement Reserve	0.002	0	0	0	0.015	0	0	0.017
Domestic Homicide Review	0	0	0	0	(0.001)	0	0	(0.001)
Eem Reserve	0	0.005	0	0	0	0	0	0.005
Election Expenses Fund	0	0	0	0	0	(0.011)	0	(0.011)
Emergency Planning Reserve	(0.045)	0	0	0	0	0	0	(0.045)
Ict & Digital Services	0	0	0	0	0	0.100	0	0.100
Management Carry Forwards	0	0	0.069	0	0.039	0.033	0.081	0.222
Repairs And Renewals Fund	(0.079)	0	(0.006)	(0.041)	(0.036)	0.056	(0.005)	(0.111)
Residential Food Waste	(0.728)	0	0	0	0	0	0	(0.728)
Revenue Grants Unapplied	0	0	0	0	0	0.084	0.072	0.156
Theatre Centenary Legacy	0	0	0.002	0	0	0	0	0.002
Total Earmarked Reserves Movement	(0.806)	0.041	0.075	(0.041)	0.129	0.830	0.313	0.541

Current Position (as at 31 December 2025) compared to previous position (as at 30 September 2025)

- 1.10 The previous budget monitoring report as at 30 September 2025 projected a unfavourable variance against the revised budget of £0.359m on Service budgets. This report projects a favourable variance against the revised budget of £0.385m on Service budgets. *Table 2* summarises the changes in variance against directorate budgets between the reports for the two quarters. Further details of these changes by directorate are in **Appendix B**.

Table 2: General Fund revenue outturn: changes in variance by directorate between this report and the report as at 30 September 2025

	Variance £'m
Net Cost of Services variance: as at 30 September 2025 (09/12/2025 Cabinet)	0.359
Climate and the Environment	(0.181)

Health, Wellbeing and Leisure	(0.004)
Heritage, Culture and the Arts	(0.133)
Housing	(0.090)
Public Protection and Community Relations	(0.066)
Strategy, Performance and Finance	(0.003)
Sustainable Economic Development	(0.267)
Net Cost of Services variance: as at 31 December 2025 (24/03/2026 Cabinet)	(0.385)

Overview of Projected Housing Revenue Account (HRA) Outturn for 2025/26

- 1.11 With reference to the 'Variance' column in *Table 3*, the HRA accounts show a projected unfavourable variance on the Net Cost of HRA Services against the revised budget of £0.237m and an increased transfer to the Major Repairs Reserve of £0.117m:

Table 3: HRA revenue outturn for 2025/26 financial year as at 31 December 2025

	Original Budget £'m	Revised Budget £'m	Projected Outturn £'m	Variance £'m
Expenditure	24.975	25.680	25.479	(0.201)
Income	(31.341)	(31.347)	(30.909)	0.438
Net Cost of HRA Services	(6.366)	(5.667)	(5.430)	0.237
Other Operating Expenditure	0.013	0.013	0.011	(0.002)
Finance & Investment Income/Expenditure	4.243	4.243	3.891	(0.352)
Taxation & Non Specific Grant Income	0	0	0	0
(Surplus)/Deficit on HRA Services	(2.109)	(1.411)	(1.528)	(0.117)
Movements in Reserves				
Transfer to/(from) Usable Reserves	(0.263)	(0.961)	(0.961)	0
Transfer to/(from) Unusable Reserves	(6.245)	(6.245)	(6.245)	0
Transfer to/(from) Major Repairs Reserve	8.617	8.617	8.734	0.117
Total	0	0	0	0

- 1.12 The favourable variance of £0.352m on the Finance & Investment Income/Expenditure line, this relates to the forecasted later than anticipated requirement for external borrowing therefore reducing the interest payable costs.
- 1.13 The main reasons for the £0.237m unfavourable variance on services are detailed at **Appendix C** and the main reasons for the changes in variance between this report and the report for the previous quarter, ended 30 September 2025, are in **Appendix D**.

Overview of Projected Capital Outturn 2025/26

- 1.14 The table below summarises the position for the Capital Programme as at 31 December 2025 and is split between General Fund and Housing Revenue Account.

	Original Approved Budget £'m	Current Approved Budget £'m	Revised Budget updated for Approval £'m	Actual Spend to 31 December 2025 £'m	Forecast Outturn £'m
General Fund	35.489	28.089	36.892	13.492	36.892
Housing Revenue Account	23.295	18.734	16.867	7.584	16.867
Total	58.784	46.823	53.759	21.076	53.759

- 1.15 As projects are developed and spending commitments are made, budget requirements can change. It is a requirement that Cabinet approve all variations to the Capital Programme. Following the meeting of 9 December 2025, the total approved budget was £46.823m. The additions and amendments that now require approval are detailed in **Appendix E** and summarised as follows:

	General Fund		Housing Revenue Account	
	2025/26 £'m	2026/27 £'m	2025/26 £'m	2026/27 £'m
Additions/Reductions	£13.391	£0.000	£0.087	£0.000
Reprofiles	(£4.589)	£4.589	(£1.954)	£1.954
Total	£8.802	£4.589	(£1.867)	£1.954

- 1.16 If these variations are approved, then the revised budget will be increased to £53.759m. A more detailed breakdown at scheme level, including comments on projects progress, can be found at **Appendix F** (General Fund) and **Appendix G** (Housing Revenue Account).

Capital Programme Resources

- 1.17 The Capital resources available to the Council are not static. Capital receipts are generated throughout the year, additional grants and contributions are paid to the Council, and borrowing may be increased to fund some projects.
- 1.18 In summary, the revised budget of £53.759m will be financed as follows, with every attempt to minimise the impact on the Council's revenue budget of financing costs:

	General Fund £'m	Housing Revenue Account £'m	Total £'m
External Grants & Contributions	7.414	0.342	7.756
Capital Receipts non 1-4-1	1.621	0.802	2.423
Capital Receipts 1-4-1	0.000	0.273	0.273
Community Infrastructure Levy	0.000	0.000	0.000
Revenue Contributions	2.344	0.000	2.344
Major Repairs Reserve	0.000	11.223	11.223
Total	25.513	4.227	29.740

Capital Receipts

- 1.19 The Council has been successful in securing capital receipts for both general fund and HRA in previous years and continues to do so. The current level of capital receipts is detailed in the table below:

	General Fund £'m	HRA Receipts £'m	HRA 1-4-1 Receipts £'m	Total £'m
Balance at 1st April 2025	1.201	0.035	0.059	1.295
Received up to end of Dec 2025	0.000	1.343	2.014	3.356
Estimated receipts for remainder of the financial year	0.950	0.635	0.953	2.538
Approved for financing	1.554	0.802	0.273	2.629
Available Capital receipts balance at 31 March 2026	0.597	1.211	2.752	4.560
Estimated Receipts 2026/27 - 2028/29	6.086	1.588	2.382	10.056
Approved for Financing 2026/27 - 2028/29	6.647	0.789	2.158	9.594
Estimated Uncommitted Balance	0.036	2.010	2.976	5.022

Prudential Indicators

- 1.20 The Treasury Management Code of Practice 2021 stipulates that quarterly update reports on prudential indicators are now required from 2023/24 onwards.
- 1.21 The prudential indicators are set within the Treasury Management Strategy, Capital Strategy and the Investment Strategy and the three strategies were approved by Audit and Governance Committee on 19 February 2025 and Full Council on 6 March 2025. The summary of the prudential indicators can be found at **Appendix H**.
- 1.22 As can be seen from **Appendix H**, the Council was fully compliant with all of the indicators as set within the Treasury Management Strategy, Capital Strategy and Investment Strategy.

2.0 Proposal/Options Considered and Reasons for Recommendation

- 2.1 To consider the forecast outturn position for the 2025/26 financial year for the Council's General Fund and Housing Revenue Account revenue and capital budgets.
- 2.2 To: show performance against the approved estimates of revenue expenditure and income; report on major variances from planned budget performance; and report on variations to the Capital Programme for approval; all in accordance with the Council's Constitution.

3.0 **Implications**

- 3.1 In writing this report and in putting forward recommendation's officers have considered the following implications: Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding and Sustainability, and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	N/A	Equality & Diversity	N/A
Human Resources	N/A	Human Rights	N/A
Legal	N/A	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	N/A
LGR	N/A	Tenant Consultation	N/A

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

General Fund, Housing Revenue Account Revenue and Capital Monitoring Outturn Report to 31 March 2026 as at 30 September 2025.

General Fund (GF) Revenue Outturn Variance Analysis by Portfolio and Business Unit as at 31 December 2025

Favourable variances are bracketed and in red - £(0.000)m. Unfavourable variances are in black - £0.000m. All amounts are in millions of pounds (£'m).

Climate and the Environment - £(0.588)m		£'m
Environmental Services	HVO was deemed unfeasible in the Q1 reports, and diesel prices have since stabilised. Given the volatility of this budget, a contingency element is included. As a result, current trends indicate a potential early underspend, provided market conditions remain stable.	(0.152)
Environmental Services	There are significant forecasted favourable variances within the Waste and Recycling department, driven by higher-than-expected income from trade waste, recycling, and garden waste. Additionally, there is a projected favourable variance in expenditure related to refuse bin purchases and payments to Nottinghamshire County Council based on tonnage.	(0.342)
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.029)
All	Other Small Variances	(0.065)
Climate and the Environment Total		(0.588)
Health, Wellbeing and Leisure - £(0.259)m		£'m
Healthy Places	The Active Lifestyles Officer role has been vacant for the first two quarters and is forecast to be filled in December. The Regeneration Capital Project Manager post was also filled in December.	(0.109)
Healthy Places	An underspend for the A4T management fee due to the leisure centres forecasting a surplus	(0.094)
Healthy Places	Underspend on events and the income of the Community Sports awards	(0.040)
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.001)
All	Other Small Variances	(0.015)
Health, Wellbeing and Leisure Total		(0.259)
Heritage, Culture, and the Arts - £(0.160)m		£'m
Heritage and Culture	Net position of palace theatre	(0.153)
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.016)
All	Other Small Variances	0.009
Heritage, Culture, and the Arts Total		(0.160)
Housing - £0.210m		£'m
Housing Services	Income for resettlement schemes, particularly Homes for Ukraine, is below expectations as the original income budget set at the start of the scheme will not be achieved.	0.225
Housing Services	Temporary Accommodation Council tax void losses have occurred due to empty units.	0.051
Housing Services	Forecast favourable variance forecasted for utility costs for the Northgate temporary accommodation site	(0.037)
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.040)
All	Other Small Variances	0.011
Housing Total		0.210
Public Protection and Community Relations - £(0.053)m		£'m
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.047)
All	Other Small Variances	(0.006)
Public Protection and Community Relations Total		(0.053)

Strategy, Performance and Finance - £(0.311)m		£'m
Corporate Property	Forecast favourable variance forecasted for utility costs across the Council's corporate properties.	(0.165)
Revenues & Benefits	The projected outturn variance in salary costs within the Revenue and Benefits business unit is mainly due to two vacant apprentice position and 0.19 FTE of unfilled hours, which are not expected to be recruited this financial year. Additionally, a vacant Revenues Officer post is currently being advertised.	(0.082)
Revenues & Benefits	The current 0.94 FTE vacancy for the Business Rates Property Inspector role is being partially covered, with 7.5 hours reassigned to an existing team member from August. The remaining hours will be advertised, and the new post is not expected to be advertised this financial year.	(0.033)
Major Projects Delivery, Repairs & Compliance	It was anticipated a charge to owners of properties that were previously HRA properties would be made in relation to sewerage works. It is anticipated this charge will now not occur. The variance includes the accrued 2024/25 charge	0.063
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.073)
All	Other Small Variances	(0.021)
Strategy, Performance and Finance Total		(0.311)

Sustainable Economic Development - £(0.359)m		£'m
Economic Growth	Favourable variance on Town Centre Management Salaries, due to vacant hours, forecast to be appointed from November 2025	(0.043)
Planning Development	Favourable variance Planning Development salaries due to three vacant posts to be one covered by agency staff, with further agency support leading up to review of the service.	(0.028)
Planning Development	A higher number of planning applications have been received during 2025/26 than was originally budgeted for	(0.344)
Planning Policy and Infrastructure	CIL income unfavourable due unpredictability on Community Infrastructure Levy at present showing a reduction in income.	0.069
All	Culmination of other Employee variances across the Portfolio, net of Agency Staff	(0.055)
All	Other Small Variances	0.042
Sustainable Economic Development Total		(0.359)

Vacancy Factor & Notional Savings £1.135m		£'m
Vacancy Factor	The vacancy factor represents a planned allowance within the Council's establishment budget to reflect the likelihood that not all posts will be occupied throughout the year.	0.885
Notional Savings	Budget set for notional savings as per the revenue budget setting for 2025-26 at Full Council in March.	0.250
Vacancy Factor & Notional Savings Total		1.135

General Fund Revenue Outturn Variance for Services	(0.385)
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General Fund (GF) Revenue Outturn Change in Variance Analysis by Portfolio between 30 September 2025 and 31 December 2025

Favourable variances are bracketed and in red - £(0.000)m. Unfavourable variances are in black - £0.000m.
All amounts are in millions of pounds (£'m)

Climate and the Environment - Variance as at 30/09/2025	(0.240)
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.167)
There is an increased favourable variance from Q2 in income collection for recycling, bulky items and garden waste, based on actuals to date.	(0.080)
Revised forecast compared to Q2 on bin purchase outturn and forecast on agency staff requirement.	(0.041)
Other small variances	(0.060)
Climate and the Environment - Variance as at 31/12/2025	(0.588)

Health, Wellbeing and Leisure - Variance as at 30/09/2025	(0.233)
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.022)
Other small variances	(0.004)
Health, Wellbeing and Leisure - Variance as at 31/12/2025	(0.259)

Heritage, Culture and the Arts - Variance as at 30/09/2025	0.010
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.037)
Revised overall forecast on Palace theatre due to increase in net income on Box Office shows and the increase in panto sales.	(0.156)
Other small variances	0.023
Heritage, Culture and the Arts - Variance as at 31/12/2025	(0.160)

Housing - Variance as at 30/09/2025	0.351
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.051)
Revised forecast on housing options grant payments due to unanticipated contribution.	(0.036)
Review during quarter of the HRA recharge percentages has been completed as a result of the business unit restructure.	(0.040)
Other small variances	(0.014)
Housing - Variance as at 31/12/2025	0.210

Public Protection and Community Relations - Variance as at 30/09/2025	0.135
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.122)
Over recovery on DFG admin fees due to processing time being sped up as a result of an additional post holder.	(0.022)
Other small variances	(0.044)
Public Protection and Community Relations - Variance as at 31/12/2025	(0.053)

Strategy, Performance and Finance - Variance as at 30/09/2025	0.318
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.376)
Removal of notional savings target from out of individual portfolios and placed into a separate portfolio.	(0.250)
Other small Variances	(0.003)
Strategy, Performance and Finance - Variance as at 31/12/2025	(0.311)

Sustainable Economic Development - Variance as at 30/09/2025	0.018
Removal of vacancy factor from out of individual portfolios and placed into a separate portfolio.	(0.110)
A higher number of planning applications have been received during the quarter resulting in a revised estimated outturn position compared to Q2.	(0.247)
Other small Variances	(0.020)
Sustainable Economic Development - Variance as at 31/12/2025	(0.359)

Vacancy Factor & Notional Savings - Variance as at 30/09/2025	0.000
Vacancy factor from out of individual portfolios and placed into a separate portfolio.	0.885
Budget set for notional savings as per the revenue budget setting for 2025-26 at Full Council in March.	0.250
Vacancy Factor & Notional Savings - Variance as at 31/12/2025	1.135

General Fund Revenue Outturn for Services - Variance as at 31/12/2025	(0.385)
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Housing Revenue Account (HRA) Revenue Outturn Variance Analysis as at 31 December 2025

Favourable variances are bracketed and in red - £(0.000)m. Unfavourable variances are in black - £0.000m.

HRA - £0.237m		£'m
Housing Revenue Account	Forecast recharges from the General Fund are expected to be lower than budgeted, largely due to vacant roles in the General Fund	(0.122)
Housing Services	A saving has been realised on contract cleaning for community centres due to actual expenditure being lower than the budgeted increase.	(0.062)
Housing Repairs & Empty Homes	Underspends on void properties due to the capitalisation of the majority of the expenditure	(0.291)
Housing Repairs & Empty Homes	Responsive Repairs underspends on salaries, £245k, due to a lot of vacancies within the business unit however, this is offset by the overspend in agency staff required of £321k.	0.076
Building Safety & Asset Invest	Compliance Services underspends on salaries and contracts, £89k, due to a lot of vacancies within the business unit however, this is offset by the overspend in agency staff required of £266k.	0.177
Building Safety & Asset Invest	A saving has been realised in compliance - servicing of appliances due to actual expenditure being lower than the increase in the budget from the previous financial year.	(0.137)
Housing Revenue Account	Income from housing rents, including service and management charges, is below target due to an increased number of void properties. Offset by increased income from leaseholder recharges.	0.322
Vacancy Factor	The vacancy factor represents a planned allowance within the Council's establishment budget to reflect the likelihood that not all posts will be occupied throughout the year.	0.273
All	Other Smaller Variances	0.001
HRA Total		0.237

Housing Revenue Account (HRA) Revenue Outturn Change in Variance Analysis between 30 September 2025 and 31 December 2025

Favourable variances are bracketed and in red - £(0.000)m. Unfavourable variances are in black - £0.000m.
All amounts are in millions of pounds (£'m)

HRA - Variance as at 30/09/2025	0.172
Revised outturn forecast within the Housing Repairs and Empty Homes business unit for salaries outturn and agency staff requirement due to staff shortages.	0.116
Capitalisation of the majority of voids works has resulted in an underspend.	(0.291)
Forecasting to spend the full disturbance allowance budget due to 6 decants at De Lacy court	0.045
Revised outturn forecast within the Compliance department for contractual services and the value spent on remedials has been higher than expected.	0.202
Underspend forecasted over the 3 extra care sites, mainly due the the utility bills coming in lower than expected and revised income forecasts for the remainder of the year.	(0.117)
Any salary underspend within Housing Income and Leasholder Management to be carried forward into the new financial year to allow recruitment of additional help	0.066
Other small variances	0.044
HRA - Variance as at 31/12/2025	0.237

GENERAL FUND

Original Budget	35.489	As per Council 6 March 2025
Slippages Approved	4.812	As per Cabinet 8 July 2025
Quarter 1 Movements	-6.869	As per Cabinet 9 September 2025
Quarter 2 Movements	-5.344	As per Cabinet 9 December 2025
Current Revised Budget	28.089	

Additions

Project	Capital Description	Additions / Reductions 25- 26 £m	Comments
TB2253	Vehicles & Plant	-0.007	increases and decreases in line with updated contract prices
TF3234	Oxton Flood Relief Channel	0.050	New scheme approved via Portfolio Holder Decision October 2025
TT1005	Towns Fund - Cycle Town	-0.050	Remove budget no longer required. Overall scheme delivered successfully.
TC3160	14 Market Place	-0.019	Scheme nearing completion and this budget not required
TA3099	x300 Carelines	-0.000	minor adjustment to budget to bring in line with spend
TE3251	Rural England Prosperity Fund	-0.012	No further works to carry out at this time.
TG1003	Housing Regeneration Loan Facility	13.592	As approved at Cabinet on 20 January 2026
TC3156	Jubilee Bridge Works	-0.031	Scheme completed, remaining budget not required
TA3061	Beacon - LED lights	-0.031	Scheme completed, remaining budget not required
TC2010	Ollerton Regeneration Property Acquisition	0.007	Realign budget
TC2011	Ollerton Regeneration	-0.007	Realign budget
TI1002	A1 Overbridge Improvements	-0.100	remove budget from Capital Programme until scheme is worked up
	Total Additions/Reductions	13.391	

Reprofiling

Project	Capital Description	Additions / Reductions 25- 26 £m	Comments
TA3053	Museum Improvements	-0.200	reprofile in line with current programme
TC2007	Clipstone Holding Centre	-0.642	reprofile in line with current programme
TA3300	Contribution Mansfield Crematorium Redevelopment	-0.212	reprofile in line with current programme
TB6165	S106 Community Facilities to SOT	-0.240	reprofile in line with current programme
TA3286	Information Technology Investment	0.255	Bring forward budget from 2028/29 to reduce future revenue expenditure
TE3268	Southern Link Road Contribution	-0.470	reprofile in line with current cash flow from developer
TF2001	CCTV Control Room Relocation	-0.081	reprofile in line with current programme
TG1003	Housing Regeneration Loan Facility	-3.000	reprofile in line with Arkwoods cashflow
	Total Re profiling	-4.589	

General Fund Revised Budget	36.892	
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HOUSING REVENUE ACCOUNT

Original Budget	23.295	As per Council 7 March 2024
Slippages Approved	3.004	As per Cabinet 8 July 2025
Quarter 1 Movements	-4.493	As per Cabinet 9 September 2025
Quarter 2 Movements	-3.072	As per Cabinet 9 December 2025
Current Revised Budget	18.734	

Additions/Reductions

Project	Capital Description	Additions / Reductions 25- 26 £m	Comments
S91218	Kit & Bathrooms	0.400	Realign budgets to fit in with required programme of works
S91500	OTHER STRUCTURAL	-0.150	Realign budgets to fit in with required programme of works
S93115	Rewires	-0.028	Realign budgets to fit in with required programme of works
S93115	Rewires	-0.122	Realign budgets to fit in with required programme of works
S93300	Passenger Lifts	0.028	Realign budgets to fit in with required programme of works
S93500	HEATING	0.200	Realign budgets to fit in with required programme of works
S93622	PV Invertors	-0.178	Realign budgets to fit in with required programme of works
S93628	EPC	-0.196	Realign budgets to fit in with required programme of works
S95200	ESTATE IMPROVEMENTS	-0.400	Realign budgets to fit in with required programme of works
S95400	Void Works	0.630	Realign budgets to fit in with required programme of works
S97115	ASBESTOS SURVEYS	0.055	Realign budgets to fit in with required programme of works
S97116	ASBESTOS REMOVALS	0.020	Realign budgets to fit in with required programme of works
S97218	Enhanced Fire Risk Assessments	-0.100	Realign budgets to fit in with required programme of works
S97400	DISABLED ADAPTATIONS	-0.050	Realign budgets to fit in with required programme of works
S98100	BUILDING SAFETY	-0.055	Realign budgets to fit in with required programme of works
S98100	BUILDING SAFETY	-0.255	Realign budgets to fit in with required programme of works
S98101	Fire Alarm Systems	0.028	Realign budgets to fit in with required programme of works
S98108	Door Entry Systems	0.018	Realign budgets to fit in with required programme of works
S99102	Housing Capital Fees	0.155	Realign budgets to fit in with required programme of works
SA1047	New Build Contingency	-0.052	Realign budgets to fit in with required programme of works
SA1084	Phase 5 Cluster 4	0.046	Realign budgets to fit in with required programme of works
SA1090	Phase 6	0.007	Realign budgets to fit in with required programme of works
SC2003	HRA Vehicle Replacement Programme	0.087	increase budget in line with updated contract prices
	Total Additions/Reductions	0.087	

Reprofiling

Project	Capital Description	Additions / Reductions 25- 26 £m	Comments
SC2002	New Housing Management System	-0.015	reprofile in line with current programme
SA1092	Phase 6 Cluster 2 - S106 Purchase	-0.771	reprofile in line with current programme
SA1093	Phase 6 Cluster 3 - Church Circle	-0.397	reprofile in line with current programme
SA1094	Phase 6 Cluster 4 - Bowbridge Road	-0.400	reprofile in line with current programme
SA1095	Phase 6 Cluster 5 - Lowfield Lane	-0.372	reprofile in line with current programme
	Total Re profiling	-1.954	

HRA Revised budget for approval	16.867	
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Total Additions/Reductions	13.478	
Total Re profiling	-6.543	
Total Revised Budget	53.758	

General Fund - Spend against budget - Estimated in year

Project	Capital Description	Revised Budget Including Variations for Approval	Variations Proposed to Cabinet 24 Mar 26	Revised Budget Including Variations for Approval	Actuals to 31.12.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/ (Under)spend	Expected Completion Date	Revised Completion Date	Revised Completion Date	Comments
TA3300	Contribution Mansfield Crematorium Redevelopment	211,900	-211,900	0	0	0	0	0	0	00/01/1900	31/03/2026	31/03/2027	13/10/25 waiting on a cash flow from Iwansfield DC 12/01/26 MDC now expect to need our contribution during 2026-27
TB2253	Vehicles & Plant	642,286	-7,430	634,856	238,077	205,889	190,890	634,856	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 contract for the consortium to be revised. 13/10/25 Contract is now in place and vehicle replacements will progress as planned. HRA vehicle replacement budget to now sit within HRA Capital budget for more efficient financing.
TB2261	Brunel Drive Redevelopment Phase 1	669,000	0	669,000	163,427	162,728	342,845	669,000	-0	31/10/2025	31/01/2026	31/03/2026	10/07/25 start on site due in August and demolition due to complete in October. May not require full budget. 13/10/25 contractor started on site 29 September, expecting completion of this phase by end of Jan 26 13/01/26 main contractor works will be complete by end of Jan, additional works identified during the project are due for completion by the end of March 26.
TB3155	Castle - Condition Works	175,165	0	175,165	142,645	31,746	774	175,165	-0	31/10/2025	04/11/2025	04/11/2025	10/07/25 recommission deferred works, 8 week project.
TB3162	Woodland Planting Contribution	309,915	0	309,915	0	0	309,915	309,915	0	31/03/2026	31/03/2026	31/03/2026	13/10/25 waiting on NCC for an agreement, planting scheme is complete.
TF3234	Oxton Flood Relief Channel	0	50,000	50,000	2,845	2,650	44,505	50,000	0			31/03/2026	10/07/25 finalising design, out for quotes at the end of July early August. Heritag England need to sign off the works. 13/10/25 x2 tenders received currently being reviewed. Expected onsite end of Oct x4 week programme. 13/01/26 works have started alongside NCC/IDB
CLIMATE AND THE ENVIRONMENT TOTAL		2,008,267	-169,330	1,838,937	546,994	403,014	888,929	1,838,936	-0				
TA1226	Dukeries LC Inflatables	40,250	0	40,250	39,889	0	0	39,889	-361	31/07/2025	31/07/2025	31/07/2025	10/07/25 inflatables for the pool have been delivered, the dry site inflatables due to be delivered around end of July 25. 13/10/25 delivered. Retention to pay by the end of October.
TA1227	Payment of S106 to SLCT	190,951	0	190,951	190,951	0	0	190,951	0	27/05/2025	27/05/2025	27/05/2025	10/07/25 payment made to SLCT with the Lease Surrender
TA1228	Dukeries Pool Cover	37,500	0	37,500	30,459	0	7,041	37,500	-0	00/01/1900	12/09/2025	12/09/2025	13/10/25 scheme complete,
TA3097	Yorke Drive Regeneration and Community Facilities	59,680	0	59,680	9,921	29,597	20,162	59,680	-0	31/12/2031	31/12/2031	31/12/2031	0
TA3099	x300 Carelines	58,500	-20	58,480	58,480	0	0	58,480	0				13/10/25 scheme complete
TB6165	S106 Community Facilities to SOT	239,620	-239,620	0	0	0	0	0	0	31/03/2026	31/03/2026	30/06/2026	10/07/25 Waiting on planning permission to submitted by developer/owner for community centre site. 13/01/26 planning permission not submitted yet, reprofile to Q1 26/27
TB6174	S106 Rainworth Off Site Sports Transfer to Joesph Whitaker	228,315	0	228,315	228,315	0	0	228,315	0	18/04/2025	18/04/2025	18/04/2025	10/07/25 paid, scheme complete
TB6176	S106 Clipstone PC Village Hall	19,822	0	19,822	19,822	0	0	19,822	0	17/04/2025	17/04/2025	17/04/2025	10/07/25 paid, scheme complete
TB6179	Newark R&M Cricket Club, Kelham Road	18,521	0	18,521	18,521	0	0	18,521	0	30/05/2025	30/05/2025	30/05/2025	10/07/25 paid, scheme complete
TB6180	S106 Transfer to EPC for VH Improvements	123,027	0	123,027	123,027	0	0	123,027	0	27/05/2025	27/05/2025	27/05/2025	10/07/25 paid, scheme complete. Parish Council works are in progress
TB6181	S106 Transfer to EPC to create MUGA	78,019	0	78,019	78,019	0	0	78,019	0	27/05/2025	27/05/2025	27/05/2025	10/07/25 paid, scheme complete. Parish Council works are complete.
TB6182	S106 Transfer to EPC for PV units to Cricket Club	57,732	0	57,732	57,732	0	0	57,732	0	00/01/1900	31/10/2025	31/10/2025	13/07/25 final instalment due by the end of October
HEALTH, WELLBEING & LEISURE TOTAL		1,151,937	-239,640	912,297	850,674	34,059	27,203	911,936	-361				
TF2000	CCTV Replacement Programme	45,000	0	45,000	1,837	42,612	550	45,000	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 10 cameras to be replaced in 2025/26 revisit profile when more information available from contractor
TF2001	CCTV Control Room Relocation	740,000	-81,050	658,950	180,943	526,975	-48,968	658,950	-0	31/03/2026	31/03/2026	31/05/2026	10/07/25 scheme is progressing, will have preferred bidder and will be able to award contract by August. 13/10/25 started on site in September, progressing well. 13/01/26 project ongoing, main control room will be up and running by 31 March, but connections to remote sites will be complete by 31 May.
TF3230	Lighting at St Marys Gardens - SPF	13,939	0	13,939	13,939	0	0	13,939	0	30/06/2025	30/06/2025	30/06/2025	10/07/25 project complete and all required budget used.

Project	Capital Description	Revised Budget including Variations for Approval	Variations Proposed to Cabinet 24 Mar 26	Revised Budget including Variations for Approval	Actuals to 31.12.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Underageant	Expected Completion Date	Revised Completion Date	Revised Completion Date	Comments
TF3233	Cuckstool Wharf Lighting	101,040	0	101,040	845	98,155	2,040	101,040	0	31/12/2025	31/12/2025	31/03/2026	10/07/25 finalising design, out for quotes at the end of July early august. Heritage England need to sign off the works. 13/10/25 x2 tenders received currently being reviewed. Expected onsite end of Oct x4 week programme. 13/01/26 now expected to be onsite by the end of January to carry out ground works, subject to river trent levels.
PUBLIC PROTECTION AND COMMUNITY RELATIONS		899,979	-81,050	818,929	197,565	667,742	-46,378	818,929	-0				
TA1223	Dukeries Changing Places	0	0	0	-1,178	3,592	-2,414	0	0	31/01/2026	31/01/2026	31/01/2026	10/07/25 retention only remaining due to pay Jan 26
TA3053	Museum Improvements	219,574	-199,574	20,000	0	0	20,000	20,000	0	31/03/2026	31/03/2026	30/06/2026	13/10/25 project to be reviewed and due to start by new year, and will be delivered in 25/26. 13/01/26 quotes received prior to christmas, scheme to be split into 2 phases, reprofile 50% of the budget to 26/27 to allow for the phasing.
TA3056	NCWC Tudor Hall	7,669	0	7,669	7,669	0	0	7,669	0	05/08/2025	05/08/2025	05/08/2025	10/07/25 12 month defect inspection completed, awaiting retention invoice from contractor.
TA3058	Palace Theatre Fire Alarm Upgrade	7,380	0	7,380	2,789	4,592	0	7,381	1	01/08/2025	01/08/2025	01/08/2025	10/07/25 scheme due for completion by 1 August 25 13/10/25 defects period has now ended.
TA3064	Palace Theatre Sound Desk	0	0	0	0	0	0	0	0			00/01/1900	
TA3065	Kidney Stones	66,418	0	66,418	64,782	1,636	0	66,418	0	17/07/2025	17/07/2025	17/07/2025	10/07/25 scheme complete, interpretation panel to be fitted next week. Official opening 17/07/25.
TA3066	Essential works at the Palace Theatre	159,831	0	159,831	101,382	38,792	19,656	159,831	-0	05/09/2025	31/01/2026	31/03/2026	10/07/2025 Appointed principal contractor, anticipating works to start on site 11/08/2025, awaiting listed building consent. Works within the bid have been adjusted, so reprofile £60k to 26/27. 13/10/25 main works are complete, there are a few contract variations that need client confirmation.
TB3154	Castle Gatehouse Project	2,520,149	0	2,520,149	1,167,999	3,420,408	-2,068,259	2,520,149	0	31/07/2026	30/09/2026	30/09/2026	10/07/25 works commenced 07/07/25 52 week programme. Cash flow received from contractor used to profile budget. 13/10/25 reprofile £2.5m to 26/27, delays caused by archaeological finds by the multi function building, likely impact of 3 weeks. The order raised is for the life of the contract, therefore forecast expenditure includes moving an element of this to the new year. 13/01/26 potential extension of time claim currently in negioation.
HERITAGE, CULTURE & THE ARTS TOTAL		2,981,021	-199,574	2,781,447	1,343,444	3,469,021	-2,031,017	2,781,448	1				
TF6011	Private Sector Disabled Facilities Grants	1,000,000	0	1,000,000	692,375	3,595	304,030	1,000,000	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 44 schemes completed, 39 schemes approved and 17 pending. Expecting to spend £1m by year end. Require further grant to be drawn down for budget increase. 13/01/26 58 schemes completed as at the end of Q3, with 33 approved awaiting completion and a further 19 schemes under consideration. Expecting to spend approx. £1m by year end.

Project	Capital Description	Revised Budget including Variations for Approval	Variations Proposed to Cabinet 24 Mar 26	Revised Budget including Variations for Approval	Actuals to 31.12.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Underageant	Expected Completion Date	Revised Completion Date	Revised Completion Date	Comments
TF6012	Discretionary DFG	500,000	0	500,000	191,857	20,723	287,420	500,000	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 7 schemes completed, 6 approved and 5 pending. On this basis, expecting to spend £500k by year end. Require further grant to be drawn down for budget increase. 13/01/26 10 schemes completed as at the end of Q3, with a 7 approved awaiting completion and a further 5 schemes under consideration. Expecting to spend approx. £315K by year end.
TF6807	Warm Homes on Prescription	70,000	0	70,000	32,099	0	37,901	70,000	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Spring and summer are quiet periods due to the weather. Completed 5 WHOP heating installations, with a further 6 are nearing completion. 2 further jobs planned to date. Will review budget in quarter 2. 13/01/26 2 jobs complete in Q3, new surveyor now in post and applications currently being reviewed.
HOUSING TOTAL		1,570,000	0	1,570,000	916,331	24,318	629,351	1,570,000	0				
TA3060	Beacon - New Boiler	0	0	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 need a direction on -may need to revise budget 13/10/25 Condition of the boiler reviewed independantly, and in good condition so remove budget, no further works.
TA3061	Beacon - LED Lights	78,640	-31,049	47,591	47,591	0	0	47,591	0	31/08/2025	31/08/2025	31/08/2025	10/07/25 Job is ongoing nearing completion, waiting for bespoke lights fittings as these are to order. Expected completion end of August. 13.10.25 scheme complete, remaining budget not required.
TA3286	Information Technology Investment	595,843	254,830	850,673	284,982	169,041	396,650	850,673	0	31/03/2026	30/09/2026	30/09/2026	13/10/25 website upgrade in progress and will be complete in 2026/27. Finance System upgrade to be complete during 2026/27. Along with replacement laptops and backup software. 13/01/26 second phase of the website will start in April.
TC2007	Clipstone Holding Centre Purchase & Works	800,000	-641,553	158,447	54,542	103,906	0	158,448	0	31/03/2027	31/07/2027	31/07/2027	10/07/25 out to tender end of July, expected start on site in November, so budget to be reprofiled. Need to make arrangements for some unexpected site clearance. 13/10/25 Project has been out to tender, the process is due to be complete by 20 Oct at which point further information can be provided. 13/01/26 Tender evaluation was complete and in the process of being awarded but following challenge which was upheld, revaluating tender, due to be resolved by end Feb, this isnt expected to affect the final completion date.
TC3135	Works to Buttermarket	49,850	0	49,850	49,850	0	0	49,850	0	30/09/2025	30/09/2025	30/09/2025	11/07/25 Works are complete, awaiting final invoices. 13/10/25 final invoices received and remaining budget not required.
TC3156	Jubilee Bridge Works	60,000	-31,437	28,563	23,680	4,883	0	28,563	0	31/10/2025	31/10/2025	31/10/2025	10/07/2025 In negotiations with contractor, issues with H&S and Canal & Rivers trust, due to be completed Autumn 2025. 13.10.25 2 week programme due to start on site mid October - weather permitting. 13/01/26 works are now complete. Processing final invoices in January 26.

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TC3160	14 Market Place	373,000	-19,294	353,706	315,203	38,503	0	353,706	-0	23/12/2025	23/12/2025	31/05/2026	10/07/25 works started on site w/c 7 July 2025. Programme amended, potential for £20k budget remaining, will review towards the end of the project. 07/10/25 Expected to be completed December 2025 12/01/26 project now expected to be complete by early March, issues with utilities. The residential unit is on the market and the commercial unit has received some interest. Remaining budget not required.
TG1003	Housing Regeneration Loan Facility	8,194,571	10,591,929	18,786,500	5,020,533	0	13,765,967	18,786,500	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 x3 projects ongoing at present expected to need full budget
STRATEGY, PERFORMANCE AND FINANCE TOTAL		10,151,904	10,123,426	20,275,330	5,796,382	316,333	14,162,617	20,275,332	2				
TE3250	Shared Prosperity Fund	0	0	0	-212	212	0	0	0	31/03/2026	31/03/2026	31/03/2026	0
TE3251	Rural England Prosperity Fund	267,369	-11,633	255,736	142,230	0	113,506	255,736	0	31/03/2026	31/03/2026	31/03/2026	13/10/25 has been fully committed, following report to Cabinet.
TE3268	Southern Link Road Contribution	1,152,185	-469,768	682,417	642,041	0	40,377	682,418	0	31/03/2026	31/03/2026	31/12/2026	10/07/2025 Road expected to be complete by September 2026, reprofiled remaining grant into 2025/26, but updated to profile of final contribution as per cashflow dated July 2025. £1.2m in 26/27. 13/01/26 current forecast from U&C on the drawdown of the final part of the grant.
TC2010	Ollerton Property Acquisition	682,500	6,600	689,100	0	0	689,100	689,100	0			31/01/2026	13/01/26 expected the purchase to be complete by the of Jan 26
TC2011	Ollerton Regeneration	800,746	-6,600	794,146	26,988	244,130	523,028	794,146	0	31/07/2028	31/03/2028	31/03/2028	13/10/25 planning application due to be submitted in November 25, budget available for planning fee and legal fees. 13/01/26 planning application submitted and RIBA 4 works commenced.
TI1002	A1 Overbridge Improvements	100,000	-100,000	0	0	0	0	0	0	31/03/2028	31/03/2028	31/03/2028	10/07/25 meeting with National Highways and Consulting engineers on 5/8/25 to discuss next steps. Final options report to be submitted for internal NH approval. Preliminary design work on preferred option to commence in 2025/26. £3m budget in 26/27, reprofile £2.4m from this year to 27/28. Final project delivery method to be agreed between NSDC/NH/NCC. 13/01/26 Move actuals to revenue and remove budget until NH/NCC are further forward with the scheme.
TT1000	Towns Fund - 32 Stodman Street Regeneration	6,273,789	0	6,273,789	3,029,687	4,740,567	-1,500,000	6,273,789	0	30/04/2026	31/08/2026	31/08/2026	10/07/25 Works progressing well following delays experienced in Feb/Mar 25 regarding electric cables, expected to be complete April 2026. 13/10/25 reprofile £1.5m to 26/27, conversations with contractor continue regarding expected completion as a result of complexities on site. Order raised is for the life of the contract, therefore forecast expenditure includes moving an element of this to the new year. 13/01/26 build phase is out of the ground and proceeding at pace, with the remainder of the planning conditions submitted for discharge. Two tenants have been secured for the commercial units.
TT1005	Towns Fund - Cycle Town	50,000	-50,000	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 scheme to start later in the financial year. 13/01/26 agreed with Director of P&G to deallocate budget and let Developer Contrbns group discuss.
SUSTAINABLE DEVELOPMENT AND REGENERATION		9,326,589	-631,401	8,695,188	3,840,733	4,984,909	-133,989	8,695,189	1				
TOTALS		28,089,697	8,802,431	36,892,128	13,492,122	9,899,396	13,496,716	36,891,770	-358				

HRA - Spend against budget - Estimated in year

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PROPERTY INVESTMENT PROGRAMME													
S91100	ROOF REPLACEMENTS	1,789,400	0	1,789,400	948,891	469,606	370,903	1,789,400	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 On target with planned jobs, 50 Jobs completed in QTR 1, expecting to complete another 15 properties this week. Projects expected to start on at Bleasby in July/August. 09/10/25 Progress is currently slower than usual due to bat surveys being required for each property. However, the budget is expected to remain sufficient at this time. 08/01/26 Jobs planned until end of FY budget is sufficient to cover all planned works.
S711	ROOF REPLACEMENTS	1,789,400	0	1,789,400	948,891	469,606	370,903	1,789,400	0				
S91205	Bathrooms	0			0	0	0	0	0				
S91219	Kitchens	0			0	0	0	0	0				
S91218	Kit & Bathrooms	2,221,540	400,000	2,621,540	1,817,407	379,448	424,685	2,621,540	-0	31/03/2026	31/03/2026	31/03/2026	09/07/25 Currently completing 5 kitchens & 1 bathroom per week. Budget to be reviewed at Q2. 10/10/2025 Works currently still on track, completing five kitchens and one bathroom per week. A major project at Stephen Road has been finalized with a total spend of £30,000. Budget to be reviewed in Q3. 08/01/26 Additional £400k added to budget to enable us to continue with current rate of planned jobs.
S712	KITCHEN & BATHROOM CONVERSIONS	2,221,540	400,000	2,621,540	1,817,407	379,448	424,685	2,621,540	-0				
S91300	EXTERNAL FABRIC	378,000	0	378,000	270,685	106,899	416	378,000	0	31/12/2025	31/12/2025	31/03/2026	08/07/25 Planned jobs at Southwell, currently expecting to complete all works by end of Q3. 09/10/25 Planned jobs at Southwell ongoing, still expected to be complete by the end of Q3. 08/01/25 Works ongoing at Southwell still ongoing, expect works to slow down due to current weather, budget expected to be sufficient to end of FY.
S713	EXTERNAL FABRIC	378,000	0	378,000	270,685	106,899	416	378,000	0				
S91401	Doors	0		0	0	0	0	0	0				
S91413	Windows	0		0	0	0	0	0	0				
S91412	Doors & Windows Works	307,470	0	307,470	27,398	272,602	7,470	307,470	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Works now picking up, slow start due to issues with asbestos surveys due to contract change, now have nationwide in place to cover all works. 09/10/25 Contractor now in place, asbestos surveys still ongoing. Large project at Rookwood close planned at a cost of approx £130k to begin imminently. 15/01/26 Costs for the Rookwood Close project have now been received. All works are scheduled for completion before the end of the financial year, and the existing budget is sufficient to cover the planned activities
S714	DOORS & WINDOWS	307,470	0	307,470	27,398	272,602	7,470	307,470	0				
S91500	OTHER STRUCTURAL	457,900	-150,000	307,900	129,515	36,138	142,247	307,900	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 All jobs carried over from 24/25 now complete. 15 structural jobs to plan in for 25/26. Review forecast once all jobs are fully costed. 09/10/25 12 structural jobs on going, expecting to cost £150k. Current planned works expected to be fulfilled within budget. 15/01/26 A major structural job at Southwell is scheduled for completion before the end of the financial year, and the budget is sufficient to cover the planned works
S91535	DPC Works	0	0	0	0	0		0	0	31/03/2026			08/07/25 16 jobs come in from repairs team to asset team. Back log of damp jobs from 24/25 budget already spent, expected to spend an additional £300-400k this FY. 09/10/25 Works ongoing identified as repairs and not capital investment, therefore reallocated to revenue.
S715	OTHER STRUCTURAL	457,900	-150,000	307,900	129,515	36,138	142,247	307,900	0				
S93100	ELECTRICAL	0	0	0	0	0		0	0				
S93115	Rewires	835,220	-150,000	685,220	282,033	323,949	79,238	685,220	-0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Contractor now in place, works started first week of June, 10 properties now complete in 25/26 awaiting invoices. Not expected to fully spend budget due to now spend in first quarter of the FY. 07/10/25 Currently completing approximately four rewiring jobs per week, with plans to increase output to six per week. Discussions are ongoing with the contractor regarding resource availability. 08/01/26 Current output is 4/5 per week increasing to 6 per week from wc 12th Jan. Work is also dependent on access to property being granted.
S731	ELECTRICAL	835,220	-150,000	685,220	282,033	323,949	79,238	685,220	-0				
S93300	Passenger Lifts	53,550	28,000	81,550	53,046	28,501	3	81,550	-0	31/03/2026	31/03/2026	31/03/2026	08/07/25 3 lift doors to be replaced at a cost of £5k per door approx. Further works to be identified. 07/07/25 Lift refurbishment is required at Dorwood Court, with an estimated cost of £33,000, which is expected to be covered within the current budget 08/01/25 Vale view block 2 lift to be replaced in January at a cost of £45k, additional £28k required to cover.

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S733	PASSENGER LIFTS	53,550	28,000	81,550	53,046	28,501	3	81,550	-0				
S93500	HEATING	1,000,000	200,000	1,200,000	864,351	25,261	310,388	1,200,000	-0	31/03/2026	31/03/2026	31/03/2026	16/07/25 Currently spending £40k per month on installs. 80 installs currently in progress with contractor, another 90 installs planned for Qtr2. 08/10/25 A total of 52 planned installations are expected to be completed over the next quarter. The current budget is considered sufficient to cover both scheduled works and reactive maintenance throughout the winter period 08/01/26 Majority of planned installs complete, now looking at reative works coming in through the winter period. Expect an additional £200k to cover the end of FY.
S735	HEATING	1,000,000	200,000	1,200,000	864,351	25,261	310,388	1,200,000	-0				
S93600	ENERGY EFFICIENCY	0	0	0	0	0		0	0				
S93622	PV Invertors	200,050	-177,712	22,338	22,338	0	0	22,338	-0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Currently expecting to complete 30 jobs at £900 per unit, further works to be identified. 09/10/25 30 Planned jobs ongoing, current budget expected to be sufficient. 14/01/26 No current jobs outstanding for this FY
S93626	Decarbonisation	0	0	0	0	0		0	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 Contractor not yet identified, once procurement process is complete, anticipating works starting Autumn 2025. 09/10/25 No permanent surveyor currently in place, conversations taking to place to decide how to move forward.
S93628	EPC	499,740	-196,144	303,596	75,653	27,942	200,000	303,596	-0	31/03/2026	31/03/2026	31/03/2026	15/07/25 5 year plan for improving EPC'S on our properties. Contractor not appointd as yet to carry out surveys/works, expected to be Autumn 2025. 09/10/25 Surveys completed to identify properties to be worked on. Workstream now in place to appoint contractor to carry out works. 13/01/26 New surveyor now in place to manage works, contract also procured and works due to commence within the next month. Anticipated spend to the end of FY is £200k, unused budget to be reallocated elsewhere.
S736	ENERGY EFFICIENCY	699,790	-373,856	325,934	97,991	27,942	200,000	325,933	-1				
S95100	GARAGE FORECOURTS	53,550		53,550	9,980	0	43,570	53,550	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Planning works at Wollit Avenue currently expected to be £15k, further works to be identified. 09/10/25 Paving at Yorke Drive to be resurfaced, budget to be utilised for this work. 13/01/26 Awaiting costs for project on Yorke Drive, expecting to complete before end of FY.
S95109	Garages	0		0	0	0		0	0				
S95115	Resurfacing Works	0	0	0	0	0	0	0	0				
S751	GARAGE FORECOURTS	53,550	0	53,550	9,980	0	43,570	53,550	0				
S95200	ESTATE IMPROVEMENTS	494,080	-400,000	94,080	14,838	24,430	54,812	94,080	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 Some small jobs completed in Q1, further works to be identified. 09/10/25 No spend is planned at present; works are to be identified. 15/01/26 At present, no works are scheduled due to staffing vacancies within the asset team
S95203	Car Parking Schemes	0	0	0	0	0		0	0				
S95208	Sewerage Treatment Works	0	0	0	0	0	0	0	0				
S95250	Communal Lighting	24,000	0	24,000	0	0		24,000	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 PV Street light to be completed at 3 locations also 30 pv lights to be replaced at Broadleaves expected to be within budget. 07/10/25 Pending receipt of cost estimates for the projects identified in Q1. 08/01/26 PV street light project not yet completed just to staffing issues, possible may roll into 2026/27
S95252	Flood Defence Systems	17,910	0	17,910	2,218	3,353	12,340	17,910	0	31/03/2026	31/03/2026	31/03/2026	09/10/25 These works are typically identified during the autumn and winter months
S95254	Car Parking Schemes	113,270	0	113,270	36,029	7,967	69,274	113,270	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 Some small jobs completed in Q1. Project on Holly Rise car parking due to start which is expected to cost £60k. 07/10/25 Holly Rise Car Park plans drawn up & designs currently being reviewed with residents. Planning application & procurement exercise to take place before works start expected to be Feb/March before on site. Fencing project at Newbury Close, Edwinstowe also expected to start shortly expected to cost £58k. 08/01/26 Works sheduled to start in the next month with completion due before the end of FY.
S95292	Communal Areas	11,770	0	11,770	2,543	0	9,227	11,770	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects. 09/10/25 There is currently no surveyor currently. To assess potential projects in the coming quarter.
S95306	Ferndale Conversion	0	0	0	-3,587	3,587		0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Complete, retention left to pay in current FY.
S95307	PV Panels Broadleaves and Gladstone	0	0	0	-4,610	4,610		-0	-0	31/03/2026	14/03/2025	14/03/2025	10/07/25 Complete, retention left to pay in current FY.

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S95309	Allenby Road Conversion	140,000	0	140,000	5,400	5,700		140,000	0	31/03/2026	31/03/2026	31/03/2026	09/07/25 Designs are now done & build cost estimate £125k. Procurement exercise due to start in September, expecting works to be completed within 12 weeks once on site. 08/10/25 The tender process has been completed, and the contract award is pending authorisation. Site mobilisation is expected within six weeks, with works scheduled for completion within twelve weeks from the start date. 07/01/26 delay in contracting signing, still hoping to be on site before end of FY.
S95400	Void Works	493,559	630,000	1,123,559	646,439	415,969	61,151	1,123,559	-0	31/03/2026	31/03/2026	31/03/2026	15/07/25 12 Void properties currently undergoing works. Budget currently sufficient for Capital voids. Review in Q2. 08/10/25 27 properties currently outstanding, 14 of which we are awaiting a cost schedule for. 13/01/26 Voids works progressing at pace, expecting to have the outstanding properties completed before the end of the FY.
S95401	Void Works Back log	696,000	0	696,000	48,703	244,510	402,786	696,000	-0	31/12/2025	31/12/2025	31/03/2026	15/07/25 New budget line created to provide budget for back log of voids property works. PO raised & contractor in place, works due to start imminently. 09/10/25 Works started on 58 back log voids, average cost currently £12k per void. 13/01/26 Voids works progressing at pace, expecting to have the outstanding properties completed before the end of the FY.
S95402	External Works	50,000	0	50,000	6,824	0	43,177	50,000	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 New budget line created to provide budget for fencing/other external works completed. Expecting some small jobs to be completed in Q2. 09/10/25 Currently awaiting referrals from the Repairs team for pending jobs. 13/01/26 Some small jobs completed, expecting a larger value fencing job to be completed before the end of the FY.
						0							
S752	ENVIRONMENTAL WORKS	2,040,589	230,000	2,270,589	754,797	710,126	652,767	2,270,589	0				
S97100	ASBESTOS	0	0	0	-0	0		-0	-0				
S97115	ASBESTOS SURVEYS	57,800	55,000	112,800	72,732	12,244	27,824	112,800	-0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Back log of surveys currently, contractor is expecting to complete 300 surveys in July in an attempt to clear back log. Expecting to need additional funds in this budget for 25/26, will have a better idea at the end of Q2. 08/10/25 Surveys on communal blocks have now been completed, with costs aligning with expectations. A forecast will be developed for the next six months of the financial year to provide greater clarity on anticipated expenditure and any potential need for additional budget. 08/01/26 Budget sufficient to complete programme of planned surveys upto FY.
S97116	ASBESTOS REMOVALS	40,000	20,000	60,000	11,466	19,284	29,250	60,000	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Expecting an increase in works from the back log of surveys currently being carried out. Expecting to need additional funds in this budget for 25/26, will have a better idea at the end of Q2. 8/10/25 Awaiting costs on removal works required as a result of completed surveys in Q2. 08/01/26 An additional removal job now planned in Harby which is an entire roof space contaminated with asbestos, expected cost around £10k for removal. Expected to need an additional £20k in the budget for this FY.
S771	ASBESTOS	97,800	75,000	172,800	84,198	31,528	57,074	172,800	-0				
S97200	FIRE SAFETY	150,680	0	150,680	72,652	73,694	4,334	150,680	-0	31/03/2026	31/03/2026	31/03/2026	
S97218	Enhanced Fire Risk Assessments	390,629	-100,000	290,629	102,844	137,714	50,071	290,629	-0	31/03/2026	31/03/2026	31/03/2026	16/07/25 Fire/Compartmentalisation surveys now being carried out, 15-20 surveys planned at a cost of £1000-1500 per survey. Review again in Q2. 07/10/25 Surveys are currently being conducted at a cost of £450-£600 each, with 19 surveys still outstanding. Remedial works are estimated at £10,000-£15,000 per survey, resulting in a projected requirement of approximately £150,000 to complete all necessary remedial actions. 14/01/26 Work ongoing, remaining budget expected to spent fully by FY
S97221	Fire Doors Various Locations	645,600	0	645,600	251,551	185,227	208,821	645,600	-0	31/03/2026	31/03/2026	31/03/2026	15/07/25 100 Fire doors planned to be replaced in 25/26, need to review spend/budget in Q2. 07/10/25 The fire door replacement programme is ongoing. Initial assessments suggest fewer doors may need replacing than originally anticipated, which could result in an underspend. 14/01/26 Fire door replacement programme is underway, in addition new surveys are being carried out which could result in additional remedial works.
S772	FIRE SAFETY	1,186,909	-100,000	1,086,909	427,047	396,636	263,226	1,086,909	-0				
S97300	DDA IMPROVEMENTS	0			0	0	0	0	0				
S773	DDA IMPROVEMENTS	0	0	0	0	0	0	0	0				
S97400	DISABLED ADAPTATIONS	67,190	-50,000	17,190	0	0	17,190	17,190	0				09/07/25 No spend planned currently, works to be identified.
S97416	Major Adaptations	800,000	0	800,000	559,132	148,937	91,931	800,000	0	31/03/2026	31/03/2026	31/03/2026	09/07/25 92 major adaptations received in Qtr1 of which 85 jobs were completed. Currently expecting to spend £80k per period. 07/10/25 A total of 99 major adaptations were received in Q2, with 76 completed to date. The programme is currently on track to fully utilise the allocated budget by the end of the financial year. 08/01/26 85 Major adaptations were received in Qtr 3, with 72 being completed within the quarter. It is anticipated that the budget will be fully committed by the end of the FY.

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S97417	Minor Adaptations	70,000	0	70,000	30,733	18,715	20,552	70,000	0	31/03/2026	31/03/2026	31/03/2026	09/07/25 88 minor adaptations received in Qtr1 of which 80 jobs were completed. Currently expecting to spend £3k per period. 08/10/2025 A total of 112 minor adaptations were received in Q2, with 103 completed. Recent job requests have been lower in cost than anticipated, resulting in reduced spending compared to initial expectations. 08/01/26 98 minor adaptations were received in Qtr 3, with 75 being completed within the quarter. We expect to fully commit the total budget before the end of FY. 09/07/25 3 jobs planned in for next Qtr with an approx cost of £10k 07/10/25 The budget is currently fully committed. As the work is carried out on an ad hoc basis, any additional tasks may require further budget allocation. 08/01/26 No further job requests have been submitted at this time.
S97418	Adaptation Stair Lift/Ho	70,000	0	70,000	47,570	21,922	509	70,000	0	31/03/2026	31/03/2026	31/03/2026	
S774	DISABLED ADAPTATIONS	1,007,190	-50,000	957,190	637,435	189,574	130,182	957,191	1				
S97500	LEGIONELLA	80,000	0	80,000	0	13,698	66,302	80,000	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Currently exploring more cost effective way to complete risk assessments therefore currently on hold. Remedial works ongoing, currently have £20k committed to be spent in Qtr 2. Budget expected to be sufficient to complete works at the moment. 09/10/25 Legionella risk assessments now being carried out by Phoenix as part of the Heating contract, however this is for a trail period and will be reviewed in Q3. 14/01/26 Remedial works now picking up due to the risk assessments being carried out, currently only small jobs coming through therefore budget expected to be sufficient to the end of the FY.
S775	LEGIONELLA	80,000	0	80,000	0	13,698	66,302	80,000	0				
S98100	BUILDING SAFETY	309,676	-309,676	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	15/07/25 No spend currently planned, currently looking at potential projects.
S98101	Fire Alarm Systems	0	28,343	28,343	0	28,343	0	28,343	-0				15/07/25 One job completed at Manvers View, further works to be identified. 09/10/25 Actuals to be moved to Revenue in P7, works identified not Capital expenditure. 14/01/26 Some small jobs now in progress, purchase order raised & expected to cover costs in full.
S98102	Sprinkler System	0	0	0	0	0	0	0	0				
S98103	Structural Surveys - Elevated Walkways	150,000	0	150,000	0	0	150,000	150,000	0	31/03/2026	31/03/2026	31/03/2026	08/07/25 Planned works at Grange Road, waiting for rewires to be complete before surveys completed and costs are known, potentially a large scale job. 09/10/25 Planned job at Grange Road awaiting Western Power to complete external rewires before we can proceed with works. 14/01/26 Awaiting 3rd party contractor to begin works before we can carry out our planned works on the walkways.
S98104	Scooter Shed	0	0	0	0	0	0	0	0				
S98105	Compartmentalisation in Roof Space	0	0	0	-0	-0	0	-0	-0				
S98106	Inspection & Install Lightning Conductors	0	0	0	0	0	0	0	0				
S98107	Aerial Inspections	0	0	0	0	0	0	0	0				
S98108	Door Entry Systems	0	17,548	17,548	0	17,548	0	17,548	0				14/01/26 Some small jobs now in progress, purchase order raised & expected to cover costs in full.
S781	BUILDING SAFETY	459,676	-263,785	195,891	-0	45,891	150,000	195,891	-0				
S99100	PROPERTY INVESTMENT CONTINGENCY	0	0	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	
S99102	Housing Capital Fees	528,410	154,641	683,051	141,348	0	541,703	683,051	0	31/03/2026	31/03/2026	31/03/2026	08/10/2025 Recharges are anticipated to be lower than forecast due to current vacancies within the investment team. 21/01/26 Investment team recharge recalculated due to increase in agency spend.
S791	UNALLOCATED FUNDING	528,410	154,641	683,051	141,348	0	541,703	683,051	0				
	SUB TOTAL PROPERTY INVESTMENT	13,196,994	0	13,196,994	6,546,119	3,057,800	3,440,173	13,196,993	-1				
	AFFORDABLE HOUSING												
SA1031	Site Acquisition (Inc RT8)	0	0	0	0	0	0	0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 No planned purchases at the moment, will keep under review, reprofile £776k for now. 07/10/25 No planned purchases at the moment, reprofile to 26/27
SA1033	Estate Regeneration	1,000,000	0	1,000,000	369,678	516,867	113,454	1,000,000	-0	31/12/2031	31/12/2031	31/12/2031	10/07/25 currently working through proposed JCT contract details. 14/01/26 currently working to discharge pre-commencement planning conditions prior to starting on site.
SA1047	New Build Contingency	417,385	-52,233	365,152	0	0	365,152	365,152	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 budget will be redistributed when required
SA1048	Boughton Extra Care	0	0	0	0	0	0	0	0	31/05/2025	31/05/2025	31/05/2025	15/07/25 Defects now completed, no further budget needed as project complete.
SA1081	Phase 5 Cluster 1	0	0	0	-6,032	6,032	0	-0	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1082	Phase 5 Cluster 2	160,245	0	160,245	138,657	17,078	4,510	160,245	0	27/06/2025	30/06/2025	30/06/2025	10/07/25 Phase now completed, retention left to pay which will be paid this FY.
SA1083	Phase 5 Cluster 3	0	0	0	0	-608	608	0	0	31/03/2026	30/09/2025	30/09/2025	07/10/2025 Phase now completed, retention left to pay which will be paid this FY.
SA1084	Phase 5 Cluster 4	362,615	45,528	408,143	378,543	29,600	0	408,143	0	30/09/2025	31/10/2025	31/10/2025	10/07/25 Still on site, expected to be completed by end of September. 07/10/25 Expected to be complete in the next 2 weeks. Will move money in from other clusters to cover overspend. 15/01/26 Phase now complete, retention left to pay.
SA1085	Phase 5 Cluster 5	0	0	0	-17,244	17,244	0	0	0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1086	Phase 5 Cluster 6	0	0	0	-3,969	3,969	0	-0	-0	31/03/2026	31/03/2026	31/03/2026	10/07/25 Retention left to pay expecting to pay this FY.
SA1090	Phase 6	48,013	6,705	54,718	7,283	47,435	0	54,718	-0	31/03/2027	31/03/2027	31/03/2027	10/07/25 reprofile budget to 26/27 for the Rainworth site

Project	Capital Description	Current Revised Budget	Variations Proposed to Cabinet 24 Mar 25	Revised Budget including Variations for Approval	Actuals to 31.12.25	Current outstanding orders	Additional anticipated spend in year	Total Projected spend in year	Variance Over/Under Budget	Original Expected Completion Date	Revised Completion Date	Revised Completion Date	Comments - Spend to date
SA1091	Phase 6 Cluster 1	6,000	0	6,000	0	0	6,000	6,000	0	02/04/2025	02/04/2025	02/04/2025	10/07/25 Site now complete, retention left to pay 26/27 07/10/25 GRN to be done retention left to pay 26/27, any remaining budget can be moved to contingency once retention cost is confirmed. 15/01/26 Phase now complete, retention left to pay.
SA1092	Phase 6 Cluster 2 - S106 Purchase	771,000	-771,000	0	0	0	0	0	0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Purchase of S106 properties awaiting agreement from Legal, expected to be completed the FY 15/01/26 Portfolio holder decision approved in December, purchase now to proceed. It's anticipated that the purchase will be completed early in 26/27.
SA1093	Phase 6 Cluster 3 - Church Circle	500,000	-396,600	103,400	17,158	36,242	50,000	103,400	0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected January 2026, reprofile £500k budget to 26/27 15/01/26 Contractors currently carrying out design and statutory agreements, works on site expected to commence in the new FY.
SA1094	Phase 6 Cluster 4 - Bowbridge Road	500,000	-400,000	100,000	17,629	16,590	65,781	100,000	-0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected end of January 2026, reprofile £500k budget to 26/27 15/01/26 Contractors currently carrying out design and statutory agreements, works on site expected to commence in the new FY.
SA1095	Phase 6 Cluster 5 - Lowfield Lane	500,000	-371,550	128,450	0	78,450	50,000	128,450	0	31/03/2027	31/03/2027	31/03/2027	10/07/25 Procurement is now complete, contract award pending, expected to start on site this FY. 07/10/25 Start onsite expected end of December 2025, reprofile £500k budget to 26/27 15/01/26 Contractors currently carrying out design and statutory agreements, works on site expected to commence in the new FY.
SC2000	Careline Analogue to Digital	98,573	0	98,573	98,400	0	0	98,400	-173	31/12/2025	30/09/2025	30/09/2025	08/07/25 E98k Slippage from 24/25 now fully spent 09/10/25 Project now complete, no further spend expected.
SC2002	New Housing Management System	208,045	-15,000	193,045	37,362	66,198	89,485	193,045	-0	31/12/2025	30/06/2026	30/06/2026	11/07/25 Staff recharge costs & overtime for Q1 Awaiting costs for merittec and additional costs from NEC, expected to complete end of December. 07/10/25 Project to now include the shut down of Capita therefore pushing back the completion date also some delay to basic project work. Additional resource also required for this. Awaiting costs from suppliers for additional functions within system relating to the introduction of Awaab's law. Profile £200k to 26/27 for revised project plan. 13/01/26 Current PO raised is going to be utilised upto the end of FY, currently budget only required for staff recharges which are to be calculated & moved in before year end. £15k reprofiled to 26/27.
SC2003	HRA Vehicle Replacement Programme	965,265	86,982	1,052,247	0	0	1,052,247	1,052,247	0		31/03/2026	31/03/2026	13/10/25 Vehicle replacement previously sat in GF budget and paid by HRA via recharges, replacement budget reallocated for more efficient budgeting. Still managed by Environmental Services via the Nottinghamshire consortium and replacement programme due within the current year. 13/01/25 replacement of 36 vehicles. The chassis have been ordered and prices have now been received for the body, increase in budget is required as the prices have come back higher than expected and following the new contract.
	SUB TOTAL AFFORDABLE HOUSING	5,537,141	-1,867,168	3,669,973	1,037,464	835,098	1,797,237	3,669,799	-174				
		0											
	TOTAL HOUSING REVENUE ACCOUNT	18,734,135	-1,867,168	16,866,967	7,583,584	3,892,897	5,237,410	16,866,792	-175				

Treasury Strategy Indicators - Borrowing	Original Estimate / Limit £'000	Revised Estimate / Limit £'000	Q1 Actual £'000	Q2 Actual £'000	Q3 Actual £'000	Compliance
Operational Boundary for External Debt	190,075	170,958	109,093	109,062	109,213	Yes
Authorised Limit for External Debt	195,075	175,958	109,093	109,062	109,213	Yes
HRA Debt Limit	134,111	134,111	107,897	107,879	107,879	Yes
Maturity Structure of Borrowing						
Under 12 months	25%	25%	23.50%	23.50%	21.32%	Yes
12 months and within 24 months	25%	25%	6.13%	6.13%	14.83%	Yes
24 months and within 5 years	40%	40%	11.94%	11.94%	10.83%	Yes
5 years and within 10 years	100%	100%	6.46%	6.46%	5.85%	Yes
10 years and above	100%	100%	51.97%	51.97%	47.16%	Yes
Treasury Strategy Indicator - Investing						
Credit risk indicator (Minimum Average Portfolio Rating)	A	A	AA	AA	AA	Yes
Liquidity risk indicator						
3 months	100%	100%	61%	62%	67%	Yes
3 – 12 months	80%	80%	20%	19%	16%	Yes
Over 12 months	60%	60%	24%	23%	20%	Yes
Interest rate risk indicator						
Upper limit on one-year revenue impact of a 1% rise in interest rates	£400,000	£400,000	256,590	£271,140	358,110.00	Yes
Upper limit on one-year revenue impact of a 1% fall in interest rates	£400,000	£400,000	256,590	£271,140	358,110.00	Yes
Price risk indicator						
Limit on principal invested beyond year end	£15m	£15m	£12.5m	£12.5m	£12.5m	Yes

Capital Strategy Indicators	Original Estimate / Limit £'000	Revised Estimate / Limit £'000	Q1 Actual £'000	Q2 Actual £'000	Q3 Actual £'000
Capital Expenditure & Financing					
General Fund services	27,294	19,894	1,477	3,899	8,471
Council housing (HRA)	23,295	18,734	1,615	4,626	7,584
Capital Loan (GF)	8,195	8,195	1,907	3,653	5,021
Total Capital Expenditure	58,784	46,823	4,999	12,178	21,076
Capital Grants	10,238	8,882	944	2,310	3,998
Other Contributions incl CIL	2,500	100	9	26	45
Capital Resources	3,639	1,651	135	430	743
Revenue / Major Repairs Reserve	10,545	8,484	1,236	2,206	3,819
Borrowing	31,861	27,706	2,676	7,206	12,471
Total Capital Financing	58,784	46,823	4,999	12,178	25,074

Capital Financing Requirement (CFR)					
General Fund services	57,288	42,386	42,386	40,466	59,760
Council housing (HRA)	119,165	117,164	117,164	117,164	109,050
Capital investments	6,622	11,408	11,408	11,408	5,021
Total CFR	183,075	170,958	170,958	169,038	173,831

Proportion of financing costs to net revenue stream					
General Fund;					
MRP Charge	719	681	681	673	669
Interest Payable	461	461	26	26	26
Less: Investment Income	-1,980	-1,980	-202	-809	-1,303
Total GF Financing costs	-799	-838	505	-110	-609
Proportion of net revenue stream	-3.17%	-3.32%	13.50%	-0.87%	-3.21%

Housing Revenue Account;					
Interest Payable	4,294	4,294	607	1,724	1,764
Depreciation	6,248	6,248	0	0	0
MRR Contributions incl debt repayments	2,249	2,249	1,000	1,020	1,020
Less: Investment Income	-51	-51	0	0	0
Total HRA Financing costs	12,740	12,740	1,607	2,744	2,784
Proportion of net revenue stream	44.48%	44.48%	22.45%	21.59%	13.82%

<u>Investment Strategy Indicators</u>	2025/26 Original Estimate / Limit £'000	2025/26 Revised Estimate / Limit £'000	2025/26 Q1 Actual £'000	2025/26 Q2 Actual £'000	2025/26 Q3 Actual £'000
Loans for service purposes					
Subsidiaries	15,000	15,000	8,334	6,867	5,021
Local businesses	500	500	-	-	-
Local charities	500	500	-	-	-
Other Bodies	500	500	18	18	25
Total	16,500	16,500	8,352	6,885	5,046

Net income from service investments to net revenue stream

Total General Fund Service Investment Income	1,980	1,980	202	809	1,303
Proportion of net revenue stream	7.13%	7.84%	5.40%	6.41%	6.88%
Total Housing Revenue Account Service Investment Income	51	51	0	0	0
Proportion of net revenue stream	0.16%	0.18%	0.00%	0.00%	0.00%

Shares held for service purposes

Subsidiaries	5,000	5,000	4,001	4,001	4,001
Suppliers	-	-	-	-	-
Local businesses	-	-	-	-	-
Total	5,000	5,000	4,001	5,000	5,000



Report to: Cabinet Meeting - 24 March 2026

Portfolio Holder: Councillor Paul Peacock, Strategy Performance & Finance

Director Lead: Deborah Johnson, Director - Customer Services and Organisational Development

Lead Officer: Rowan Bosworth-Brown, Senior Transformation and Service Improvement Officer, Ext. 5824

Report Summary	
Type of Report	Open Report / Non-key decision
Report Title	Community Plan Performance for Quarter 3 2025/26
Purpose of Report	To present the Quarter 3 Community Plan Performance Report (1 October – 31 December 2025).
Recommendations	That Cabinet: a) review the Community Plan Performance Report attached as Appendix 1 to the report; b) review the compliance report attached as Appendix 2 to the report; and c) consider the Council's performance against its objectives highlighting any areas of high performance and identifying areas for improvement.
Alternative Options Considered	None, this report provides an update on the Council's performance.
Reason for Recommendations	To ensure that Cabinet are aware of all relevant performance updates in line with the Community Plan.

1.0 Background

- 1.1 We continue to deliver an approach to performance management that is used to drive improvement rather than simply used as a counting device. We are doing this by analysing data and progress against key activities as well as building a picture of

the context of performance using district statistics, customer feedback and workforce information.

The development of this report details the Quarter 3 performance and includes activities delivered within the quarter. This information was factually correct as of the 31 December 2025.

2.0 Proposal/Options Considered

- 2.1 That Cabinet review the Quarter 3 Community Plan Performance report and the Compliance report.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	N/A	Equality & Diversity	N/A
Human Resources	N/A	Human Rights	N/A
Legal	N/A	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	N/A
LGR	N/A	Tenant Consultation	N/A

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

This document and its appendices contain content generated by Artificial Intelligence (AI). AI generated content has been reviewed by the author for accuracy and edited/revised where necessary. The author takes responsibility for this content.



NEWARK &
SHERWOOD
DISTRICT COUNCIL

Community Plan Performance Report

2025 – 26 Q3

1 October -

31 December 2025



Introduction

At Newark and Sherwood District Council, our mission is to empower residents and businesses to thrive, while also attracting visitors to experience the unique offerings of our area. Our strategy to achieve this is outlined in our Community Plan, which was developed with input from residents and sets forth the Council's ambitions and activities over a four-year period.

Having been in place for two years, our 2023-27 Community Plan has recently undergone a review to ensure it remains relevant and reflective of ongoing and upcoming projects and initiatives. This continuous refreshment is crucial to maintaining the plan's effectiveness.

Our performance framework complements the Community Plan by detailing how we will measure the success of our ambitions through key performance indicators, utilising both qualitative and quantitative data.

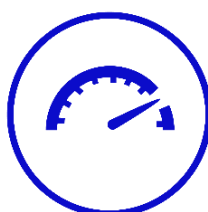


This report evaluates the Council's performance against the Community Plan, focusing on key services and activities from **1 October to 31 December 2025 (Quarter 3)**. Understanding our performance enables us to promote good practices, ensure quality service delivery, and identify areas for improvement. The Council's performance is measured in four parts, three of which are detailed within this report. The fourth part, Our Customers, is reported twice a year in our Customer Feedback Report.



Our District

A basket of data indicators which allow us to examine how our district is performing in key areas, acting as a form of 'health check'.



Our Performance

How we are delivering against the objectives we outline in the Community Plan.



Our Workforce

To understand how the Council's staff are performing and how we are supporting staff. This is important as a positive and motivated workforce is more likely to be high performing.

Our District



About Newark and Sherwood (2021 Census)

A resident population of 122,956 (14.9% of Nottinghamshire's population).

There are 53,332 dwellings in the district, 38.5% are owned outright, 31.3% are owned with a mortgage or loan, 13.9% are socially rented, 16.3% are private rented around 10% directly owned by the Council.

92.7% of the district population were born in the UK.

60.5% of the district's population are working age (16 to 64), 17% are 16 years or younger and 22.4% of the population are over the age of 65. For those over the age of 65, this percentage has increase by 3.5% when compared to the 2011 census demonstrating a growing older population when compared to the 2021 census. In terms of socio-economic challenges, 16.2% of households do not own a car or van, 0.8% of households do not have a form of central heating and 19.1% of residents do not have any formal qualifications.

Performance of our district

This data tells us something about our district in **Quarter 3 2025-26**. Most of these indicators are not factors we can directly affect, only influence, but they add context to the work we undertake.

Average footfall figures for Quarter 3 in Newark, Southwell, Edwinstowe, and Ollerton are presented below. In

Newark, average daily visitor numbers rose by 0.8% in December, likely due to events like the Christmas Steampunk weekend, the Christmas Tree Festival at the Buttermarket, and free weekend parking in Council-owned car parks. Thursday, December 11th was the

busiest day of the month in Newark, coinciding with the Mayor's Charity Quiz Night at the town hall, ongoing Pantomime performances, and Santa's Grotto throughout December. Data from the five town centre sensors showed a 3.8% increase in visitors, marking the fifth consecutive rise in footfall for this area. Newark Market Place experienced one of its busiest months in December 2025, with average visitor numbers up 12.8% compared to December 2024.

In comparison, Southwell, Edwinstowe, and Ollerton saw footfall decrease by about 5% in December. This drop is likely linked to fewer events than in November when highlights included Christmas Light Switch Ons, Late Night Shopping, and Black Friday sales. Visitor numbers did improve during specific events, such as Festive Raceday at Southwell Racecourse on December 19th and the Minster Carol Service on December 23rd, which brought approximately 20% more visitors than usual to Southwell. However, holidays were quiet: Edwinstowe had its lowest visitor count of the year on Christmas Day, with only 878 recorded visitors (56% below the 2025 average). Colder weather and shorter daylight hours also discouraged visits to outdoor locations like Forest Corner. Although this decline matches patterns seen in 2024, it was less pronounced. Average daily visitor numbers in Southwell and Ollerton were higher than in December 2024, suggesting the district overall enjoyed a busier Christmas season than the previous year. Favourable weather played a significant role; unlike in December 2024 when Storm Darragh cancelled festive activities and kept people home, December 2025 provided better conditions, encouraging more travel to town centres.

	Average Daily Footfall			
	Newark	Southwell	Edwinstowe	Ollerton
October	6,545	2,070	1,751	2,455
November	6,288	2,114	1,830	2,413
December	6,336	2,010	1,738	2,287
Q3 Average	6,390	2,065	1,773	2,385

Our District



Exploring our performance.

In this section of the report, we look at a few key measures of customer interaction to monitor how we interact with our customers, and we look at what our customers are telling us about the services they receive. We analyse these comments and show how we are learning from customer feedback.



Interactions with the Council

This information gives an indication of demand for council assistance year to date:

- **3,789 face-to-face** contacts were held at Castle House, a **3.51% decrease** when compared to the same period last year.
- **22,291 calls** were received by the contact centre, a **4% decrease** when compared to the same period last year.
- **10,744 digital web form transactions** were completed by our customers, a **2.56% increase** when compared to the same period last year.

We welcomed **424,034 unique website users this quarter**, which means so far this year there have been 1,322,768 unique visitors to our website. This is more than 3 times our targeted rate of 356,250. In addition, we measure **our reach and engagement with the posts we share to our social media accounts** to ensure what we are sharing is what our residents want to see and be made aware of – our engagement rate so far this year was above expectations at **1,265,906 engagements**, compared to a target of 750,000. **5,309 residents subscribed to our e-newsletters**, slightly below our target by **6.89%**.

Local Government Reorganisation

In December 2024, the Government released the English Devolution White Paper which outlined ambitions to begin a period of structural change to Local Government across England. The aim of this structural change is to transition from a two-tier system to a single tier system (also known as a Unitary Authority) of Local Government, which will be responsible for all local services in an area. In February 2025, the Government invited Councils to submit proposals for new Unitary Authority structures, with final submissions due by 28 November. The submissions must aim to create more efficient and effective Local Government, potentially leading to streamlined services and cost savings for residents.



Our Community Plan sets out our ambition to secure the very best option for the residents of Newark and Sherwood arising from the reorganisation of Local Government and as such we will continue to report on how we're progressing at strategic points throughout the year. These progress updates can be found in [Ambition 7 – Be a top performing, modern and accessible Council, that get its everyday services right for the residents and businesses that it serves.](#)

Celebrating a Year of Progress

As we bring the third quarter of the financial year to a close and bid farewell to 2025, it's a natural moment for us all - residents, partners and colleagues alike, to pause and reflect. This period is not just about reviewing figures; it's a chance to look back on our shared achievements, consider the challenges we've tackled together, and look forward with optimism as we step into a new year filled with fresh opportunities for our district.



We are proud to mark 2025 as a year of significant investment, community spirit, and tangible improvements delivered for residents across the district. From multi-million-pound regeneration projects to environmental milestones, our teams have worked tirelessly to enhance the quality of life for all.

Key highlights from the year include the submission of planning permission for the ambitious Ollerton town centre regeneration scheme and major redevelopment work on the Yorke Drive estate, both which have also received additional funding from the East Midlands Combined County Authority. Additional noteworthy developments include approval for five new 3G pitches, improved accessible amenities at the Dukeries Leisure Centre, and ongoing enhancements at Newark Castle and 32 Stodman Street.

Environmental achievements have been exceptional, with Sherwood Avenue Play Park receiving the district's sixth Green Flag award. Over 110,000 trees were planted in two new woodlands, and the Green Gateway scheme has brought wildflower planting to entrances and exits across towns and villages. Newark was one of many places in the district honoured at the East Midlands in Bloom annual competition winning the 'least litter in the East Midlands' prize, thanks to the hard work of local groups, businesses, and volunteers.

On the housing front, more than £500,000 was invested in de-carbonising Council homes, alongside the launch

of MyHome, a new online service that makes it easier for tenants to manage repairs and tenancy information. The opening of the Alexander Lodge facility in the summer is also providing much-needed support for homeless residents.

Community safety has advanced with the development of a centralised CCTV control room for Newark and Sherwood, expected to be operational soon. The Council also celebrated local heroes through the Community and Sports Awards, honouring 13 outstanding individuals for their contributions.

**LOOKING BACK
ON 2025 WITH
THE LEADER OF
THE COUNCIL**



SERVING PEOPLE, IMPROVING LIVES

"2025 has been an extraordinary year for our district. I am immensely proud of the dedication shown by our officers and councillors, who work tirelessly to serve our community. The achievements we have celebrated this year, from environmental successes to housing improvements and public safety advancements, are a testament to the passion and commitment we all share for Newark and Sherwood. Together, we continue to strive for a better future for all our residents.

We know it is impossible to please everyone with each decision we make, but we all passionately care about Newark and Sherwood and do the very best we can for all our residents at all times.

As we wrap up another wonderful year, I'd like to wish all our residents a very merry Christmas and a happy New Year."

**Councillor Paul Peacock,
Leader of Newark and Sherwood District Council**

Break down barriers to opportunity to enable residents and businesses to prosper and fulfil their potential.



Our 2023-2027 Community Plan set out our ambition to develop and deliver a new **Sustainable Economic Growth Strategy for 2026-2031**. We achieved this aim during the quarter, with the strategy being presented to Cabinet for Approval in November 2025. The strategy is a forward-looking five-year plan developed to unlock the district's potential, tackle long-standing challenges, and create a more resilient local economy. The strategy builds on the successes of the previous five-year plan, which delivered over £31 million in business support during the pandemic and delivered transformative projects such as the Newark Air & Space Institute and expanded Future First Careers Expo. The strategy aims to tackle some ongoing challenges, including comparatively low productivity, gaps in skills, and high levels of economic inactivity due to poor health.



The strategy is accompanied by a detailed action plan, which includes major projects such as the Newark Town Centre Masterplan, the Ollerton Regeneration Scheme, and completion of important road projects such as the A46 Bypass and Newark Southern Link Road. It also incorporates a Destination Management Plan aimed at boosting the visitor economy. Progress against these will be reported quarterly.

In order to support local communities to develop the necessary skills in order to benefit from the pipeline of major infrastructure developments, we have developed an Employment & Skills Board. This board includes key partners like the Colleges, Department for Work and Pensions, Nottinghamshire County Council, training providers, as well as employers. The Board aims to steer, influence and support learning and training for improved qualifications, employment and positive destinations. The delivery of training and learning using Adult Skills Fund accessed through training providers, is designed by local need. We have also developed a Land Management Group which specifically works with local Further Education providers and Independent Training Providers to support pathways to qualifications and employment in the land management sector, which is a unique selling point for local provision and need.

We have been working to maximise local economic opportunities in green and land management sectors, through the development of a Land Management Advisory Group. The group met for the second time this quarter, bringing together 11 partners from across the sector. Alongside the Chair and a representative from the Economic Growth team, the group welcomed experts from the Department for Work and Pensions, Nottingham Trent University, Nottinghamshire Wildlife Trust, and other leading Further Education/Higher Education providers and together they discussed some key issues, including:

- **Tackling Skills Gaps for Young People**

The group discussed how to inspire the next generation to consider careers in land management. To kickstart this, the group designed a survey for schools across Newark and Sherwood. The aim is to understand students' awareness, interest, and influences when it comes to land-based courses and careers. The survey will launch at the start of the Spring Term, with responses requested by February half-term.

Break down barriers to opportunity to enable residents and businesses to prosper and fulfil their potential.



- **Showcasing Opportunities**

The group also identified major events where land management careers can take centre stage, including the County Show in May and the Woodland Festival in July. These will be fantastic opportunities to raise awareness and spark interest in the sector.

- **What's Next?**

During the next meeting taking place in March, the responses to the land-based courses and careers survey responses will have been received and analysed. This will enable the group to review the survey insights and continue shaping future actions to close the skills gap.

Newark will soon see the benefits from substantial new investment as part of the Government's £5 billion Pride in Place (PiP) Programme. In March 2025, Newark was awarded £19.5 million through the fund, previously known as the 'Plan for Neighbourhoods' initiative, and was just one of 75 initial areas chosen from across the UK.

The local programme is overseen by the Newark Town Board and funding will be instrumental in driving forward a transformational vision for Newark and its communities. The programme is scheduled to commence in April 2026, providing endowment style investment over the next decade until 2036. The release of funds from Government is subject to the approval of a Local Regeneration Plan, recently developed by Newark Town Board and due for submission in November 2025. This comprehensive plan sets out a high-level vision for Newark over the next decade and an investment profile for the period 2026 to 2030.



"The initial investment of £25 million awarded to Newark in 2019 has allowed us to develop several key sites for the benefit of the community including the Air and Space Institute, Newark Construction College, Newark Gatehouse Project and much more. Without this initial funding, these projects would not have happened, and we anticipate that this additional funding provided through the Pride in Place Programme will bring in even more exciting initiatives that will foster continued growth within the town. We're excited to see what these could be and we'll be working with Newark Town Board and community partners to bring these into reality."

"Collaborative working with the community has played a crucial role in progressing the programme to its current stage, enabling us to plan for the allocation of these funds. We remain committed to our ongoing partnership with the Newark Town Board and will support them to implement initiatives that deliver value to our residents."

**Councillor Claire Penny,
Portfolio Holder for Sustainable Economic Development**

Break down barriers to opportunity to enable residents and businesses to prosper and fulfil their potential.



Our Community Plan sets out our ambition to deliver **regeneration within Ollerton Town Centre** and this quarter we have made progress towards delivering on that ambition. The green book business case has been signed off and the full planning application has now been submitted. This planning application is due to be considered with a decision due in Spring 2026. We have continued negotiations this quarter, both to secure a cinema operator and to acquire the remaining land interests not within our ownership and we expect the former should be secured within Quarter 4 of this year. Overall, the project is on track and is due for completion in 2028/29.



CGI Illustration of Ollerton Town Centre Regeneration

Continue to progress the Clipstone regeneration scheme, which is progressing in 3 key phases. Last quarter we

shared that phase 1 proceeded to tender for contractors regarding the building of new industrial units. This quarter we're pleased to report that an award of contract is due to be made following assessment of tenders for the build contract and more details will be shared in future reports.

Phase 2 completed RIBA 2 – Concept Design, which is the stage which focuses on developing initial design ideas based on the project brief, exploring various design options, and creating visual representations of the project's potential. We are continuing to work with Clipstone Miners Welfare as project lead for phase 2 to proceed into RIBA stages 3 – Spatial Coordination and 4 – Technical Design. Additionally, Clipstone Miners Welfare have this quarter secured a project manager and are developing a cost plan for the budget, whilst also working to develop a route to contract the build.

Since the update we shared last quarter that phase 3 had completed RIBA 1 – Preparation & Brief, work has continued and updates can be expected on how this is progressing in future quarters.

A preferred contractor has now been identified to **redevelop the Clipstone Holdings site**. Contract award notices are being prepared by Welland Procurement and are due to be issued next quarter.



CGI Illustration of Ollerton Town Centre & Clipstone Regeneration schemes

Break down barriers to opportunity to enable residents and businesses to prosper and fulfil their potential.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	25/26 Q3 Value **	Performance Trend*	Target 25/26
Newark Beacon - % of occupied units	67.3%	83.3%	90.0%	97.0%	↑	83.0%
Commercial Property - % occupied units	100.0%	100.0%	100.0%	98.0%	↓	95.0%
Sherwood Forest Arts and Crafts - % of occupied units	100.0%	100.0%	100.0%	100.0%	=	95.0%
% of planning applications (major) determined within statutory timelines	93.0%	90.0%	100.0%	100.0%	=	90.0%
% of planning applications (non-major) determined within statutory timelines	93.5%	94.0%	86.0%	91.3%	↑	90.0%

*Performance trend indicates whether KPIs this quarter have improved, declined, or remained the same compared to the previous quarter. This information allows readers to identify trends, analyse possible underlying causes, and use these insights as a reference for resource allocation, strategic planning, and establishing future performance targets.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Exploring our performance: In the third quarter we decided 6 **major planning applications** achieving 100% within the 13-week target or agreed extension of time. As previously reported, performance can fluctuate according to the complexity of a scheme, negotiation undertaken, Biodiversity Net Gain as well as need for s106 planning obligation.

For **minor planning applications**, 184 applications within the 'non-Major' category, achieving 91.3% within 8-week target or agreed extension of time, representing increase in performance from the previous quarter.

Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards.



Alongside our **Yorke Drive Regeneration** development partner, Lovel Partnerships Ltd, we continue to work through the pre-commencement conditions within the outline and reserved matters planning approvals as previously reported. We're currently in the process of seeking Highways Section 38 approval, which pertains to the construction and adoption of new roads as public highways.

Meanwhile, the residents of Yorke Drive are being actively rehoused as part of the projects decant strategy, which will ensure all those within the area earmarked



CGI Illustration of Yorke Drive Regeneration

for demolition are appropriately re-housed. An update on the progress of the project was presented to Cabinet in October. Once all pre-commencement conditions have been discharged, a firm timeline for delivery will be shared in a future report.

Last quarter, we secured an additional £1,000,000 worth of funding from the East Midlands Combined Authority. This funding will go towards enhancing social housing from a carbon reduction and efficiency perspective through the introduction of solar panels and batteries. These measures will significantly reduce resident fuel bills and reduce those experiencing the impacts of fuel poverty. The remaining funding will support the delivery of the pavilion specification due to inflationary increases in the build.



We are undertaking stock condition surveys for Council Housing and private rented stock and we will use the findings to develop investment and improvement plans.

Currently 80% of our Council homes have had a stock condition survey carried out. We are pleased to report our target completion date remains the end of Quarter 4.

Within the private rented sector, we reported last quarter that Derby City Council are in the process of reviewing all data sets provided by us and other Councils, carrying out address matching so they can begin to build the Authority specific data base. Data analysis and report development are due to follow with scheduled completion in early 2026 and the final report delivery due in March 2026.

Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards.



We remain committed to **meeting social housing regulatory standards and are actively preparing for the upcoming inspection of our Housing Services by the Regulator of Social Housing**. We have now received notification for the upcoming inspection of our Housing Services which will take place in April 2026. Our recent efforts have included reviewing key policies, several of which were amended and approved in Quarter 3 to comply with Awaab's Law and developing a position statement to provide the regulator with a comprehensive overview of our Housing Services. A communications plan has been implemented, and updates regarding the inspection process are being shared with customers, members, and staff. Additionally, we have compiled a portfolio of evidence and completed a self-assessment against the regulatory inspection criteria, which is being continuously reviewed and updated. We have conducted a 'show me' exercise with colleagues to validate assumptions within our self-assessment, with a current focus on compliance. This work has also prompted further developments within our Asset Management System. The Housing Performance and Improvement Board also meets monthly to oversee performance and use this information to identify areas for improvement. We have established that preparation, compliance with the standard will always be an ongoing exercise and we have made good progress in understanding our weaknesses and have plans in place to address them.



Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards.



Develop new homes for open market sale or rent through Arkwood Developments Ltd, balancing housing quality, mix of housing, environmental sustainability and financial return. The 29-development unit at Stodman Street continues, with Arkwood Developments collaborating closely with us on the build process. It is expected that Arkwood Developments will take possession of the unit's mid-way through 2026 and they will commence on marketing these products in the Spring of 2026.



CGI illustration of the Lowfield Lane Development

At Lowfield Lane the development consists of 132-units and Arkwood Developments have concluded discharging pre-commencement planning conditions and are working with Lovells as the development partner. Initial site tidying works commenced before Christmas and the site clearance is due to be complete in early Quarter 4, with the build process to follow soon after during Spring 2026.

Work continues at Wirksworth to develop the 30-unit site. The build programme is progressing well, particularly given the seasonal impact that can be experienced during the winter period in the Derbyshire Dales. Arkwood Developments have been engaging with the Local Authority and have this quarter resolved the Section 278 works legal agreement after some months, which will allow the site to connect to the main road. Work will commence during February, and this will improve the sales activity. The first reservation has been received, and other sales are in the pipeline, which are at the point of detailed negotiation with prospective customers.

The 50-unit site at Long Bennington remains behind target due to delays confirming a date with the Local Authority for the site to go to full planning. This is mainly because of delays in the Local Authority receiving consultation responses. However, we have now had confirmation that this is due to be considered at the January 2026 planning committee and approval is recommended. Subject to approval, we have a build partner in place and aim to commence the build works in Spring 2026 following discharge of any pre-commencement conditions.

At Manea, Cambridge, the 32-unit site is due for completion during February 2026. Sales continue to show an upturn, particularly on the smaller units. At the time of sharing this update, there are circa 16 sales with more under negotiation which is good performance considering Quarter 3 being notoriously quieter in the housing sales sector due to seasonal impacts such as Christmas.

Finally, work continues concluding the purchase of one other 90-unit site with outline planning consent.

It is hoped to legally complete this purchase up in the early part of 2026 with a planning application to follow in the Summer 2026. Subject to a positive outcome, works would be likely to commence late 2026.



CGI illustration of the Manea Development

Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26**	Performance Trend*	Target 25/26
Satisfaction with lettings service	93.0%	90.0%	96.0%	94.0%	↓	95.0%
Number of Council homes with retrofitted energy efficiency measures	New For Q1 24/25	84	0	0	=	N/A
Number of homes delivered through our housing development company Arkwood	18	8	13	23	↑	N/A
Number of plots commenced through our housing development company Arkwood	0	32	52	52	↓	N/A
Time spent in temporary accommodation for people we owe a duty to	New For Q1 25/26	New For Q1 25/26	9.4	9.6	↓	13.0
Average time to re-let Council properties (days)	29.4	42.8	68.0	72.0	↓	28.0
Amount of current arrears as a % of annual rent debit	1.63%	2.03%	3.20%	3.67%	↓	2.30%

*Performance trend indicates whether KPIs this quarter have improved, declined, or remained the same compared to the previous quarter. This information allows readers to identify trends, analyse possible underlying causes, and use these insights as a reference for resource allocation, strategic planning, and establishing future performance targets.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

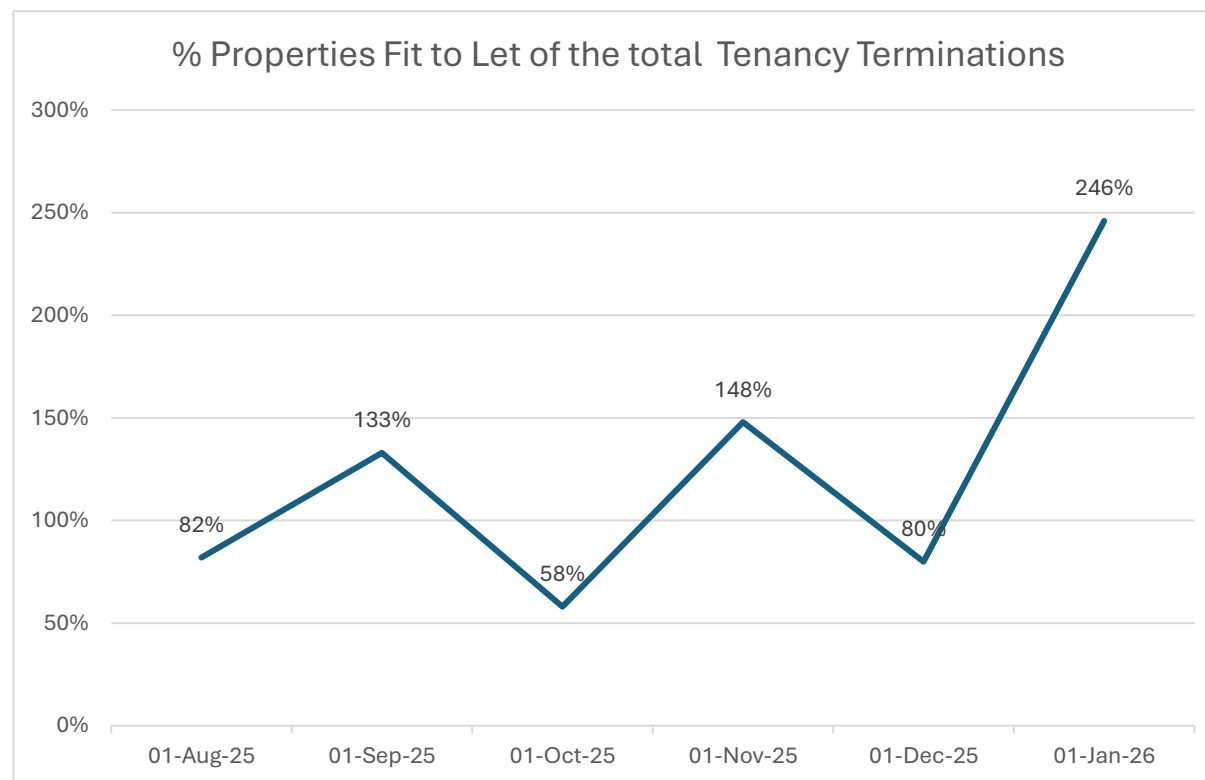
Exploring our performance. The amount of **current arrears** has felt the impact of tenants making the transition to Universal Credit, challenges with team resources and the transition to the new housing management system. We have been working closely with NEC to resolve the teething problems with the new system, and we have developed an action plan to stabilise and then improve the arrears position. We are expecting arrears to stabilise in the second half of the year, with the arrears improving into 2026/27.

Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards



A deeper dive into our performance: The average time taken to re-let Council properties is below target by 44 days. This indicator measures the 'key-to-key' performance, which is the total time it takes to relet a property. It spans the performance of more than one team and the performance clock starts from the date we receive the keys back from the outgoing tenant, it tracks the property through the time taken to complete works, through to the property becoming fit to let and the performance clock only stops once we have let that same property to the incoming tenant. We have shared in previous reports that there have been a number of ongoing efforts in this area to improve performance of relet times.

This has included **improvements to the Empty Homes process**; the recently recruited Business Manager has been working on redeveloping the process to ensure it is effective and restructuring the team to ensure that sufficient resources are in place. This has now taken place, and we can see that this part of the process is now performing well. The graph below shows that within a 6-month period, 3 of those months have seen significantly more properties being let than terminations coming in. During the other three months on two occasions, 80% or more of those incoming properties were fit to let and on one occasion 58% of properties were fit to let. This is good performance and shows that the Empty Homes process improvements have consistently taken effect.



Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards

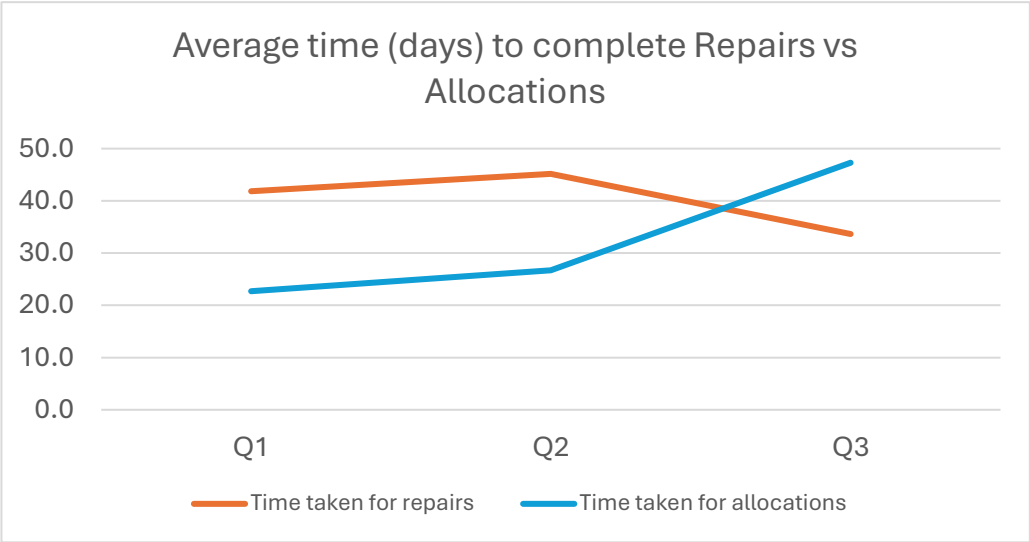


Allocations Process

As previously mentioned, this indicator measures a process which spans multiple teams within our Housing Services and whilst we can now have assurance that the Empty Homes part of the process has been effectively improved, the volume of properties have now shifted into our Allocations team. At the time of writing, there are 64 properties awaiting allocation. 8 of those properties relate to works that had been managed by the Contractor as referenced within page 16 and the remaining 56 relate to the works that had been managed by our in-house teams.

The volume of properties awaiting allocation is due to extended allocation times caused by challenges within the new Housing Management System allocations module. The system is currently undergoing further development to handle and process the complex nature of the eligibility criteria contained within our allocation scheme and key officers continue meeting weekly with the software provider to maintain focus on this development.

We're prioritising and giving focus to the allocations process in a number of ways, including allocating additional resource from the wider Housing Services team on a temporary basis. These officers are supporting with administrative tasks to release capacity, which allow the Allocations team to dedicate their focus to allocating properties.



Longer term, we have approved the recruitment of a temporary Housing Choice Advisor, a temporary Housing Choice Officer and an increase in establishment hours for the Housing Services Co-ordinator. These additional temporary resources will provide greater administrative support and focus on the inputting of housing applications remaining from the pausing of the register and data transference from the old Housing Management System to the new one to support allocation of empty homes from one system. Once completed the Housing Choice Advisor will undertake the full range of duties and the Housing Choice Officer will focus on the allocation of fit to let properties. Permanently increasing the establishment hours for the Housing Services Co-ordinator role will also provide a greater level of support adding long term, established resilience to the Housing Choice Team.

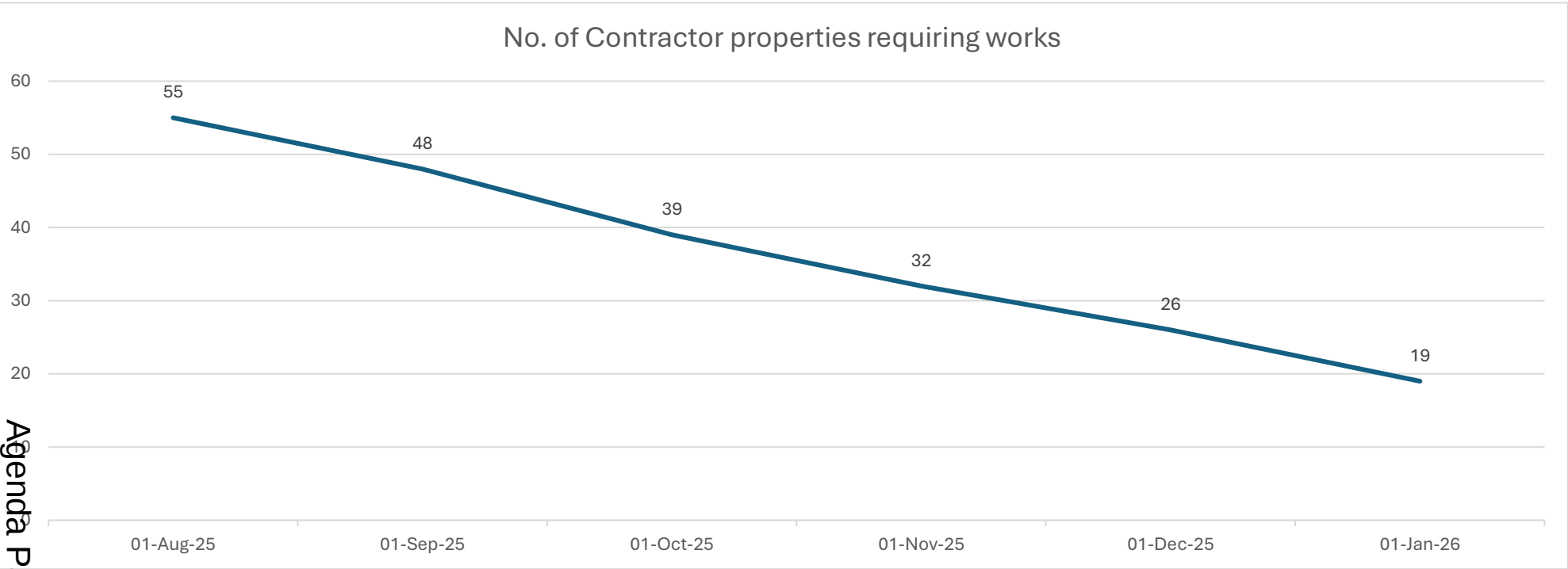
By taking this targeted approach, it is expected that by the end of Quarter 1 the volume of properties awaiting allocation will have reduced closer in line with expectations.

Increase the supply of housing, in particular decent homes that residents can afford to buy and rent, as well as improving housing standards

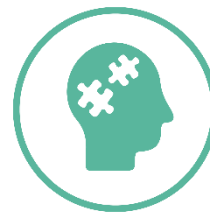


Contractor Performance within Empty Homes

We have also previously reported on delays in completing repair works for empty homes and an associated accumulation of empty homes due to more complex major repairs being required. These are the properties that an external contractor had been appointed to help reduce the number of and we are pleased to report that the contractor has successfully completed work at 39 properties so far. Additionally, we are on track for all properties allocated to the contractor to be fit to let by 13 March 2026.



Improve health and wellbeing, with an emphasis on communities with lower levels of life expectancy.



As part of our ongoing work to **complement the implementation of our 'Health and Wellbeing Strategy' with activities to reduce health inequalities in targeted areas**, this quarter we have supported a number of initiatives in the Community including:

Food-related community work

- The delivery of a practical food programme to four of our local Best Years hubs engaging more than 80 residents. The workshop delivery contributed directly to improved food confidence and community participation among older residents.
- We supported the launch of the Southwell Food Hub, which operates fortnightly and supports families access affordable, healthy food and helps to reduce potential food waste by utilising FareShare. FareShare is the UK's national network of charitable food redistributors and helps to ensure nutritious food is redistributed to where it is needed including school breakfast clubs, homeless shelters and community cafes.
- We provided guidance to assist with the preparation of emergency food supplies.
- Maintained active engagement with the Nottinghamshire Sustainable Food Network, supporting ongoing multi-agency collaboration around local food resilience.
- In support of the We Are Newark Halloween event, the team delivered a 'health wrap pizza' workshop, engaging more than 20 local families and promoting healthy eating in a fun, accessible way.



Broader public health priority areas

- Active participation in the Suicide Prevention Network, alongside continued involvement in wider strategic groups, including a county wide discussion on neighbourhood working. This work supports the emerging NHS Long Term Plan vision of shifting care from hospital to home and developing Neighbourhood Health Hubs.
- We continue to provide ongoing leadership and input to the Holiday Activities and Food Steering Group, ensuring that local community needs are fully represented in the continued rollout of the programme following the Government's confirmation of ongoing funding to support families with children eligible for free school meals.

Youth Engagement

- Practical youth-based food education continued with the delivery of Teens Cooking sessions in Ollerton engaging with 15 local young people. These sessions focused on building confidence, independence and cooking skills among young people.
- We delivered a workshop to students on alcohol awareness at You Can Do Sport, supporting informed decision making among young people.

Community Wellbeing

- We organised and delivered a men's health event at Newark Rugby Club, creating opportunities to share key wellbeing messages, engage directly with the local community, and provide a platform for services to promote and communicate essential public health information to our male demographic.

Improve health and wellbeing, with an emphasis on communities with lower levels of life expectancy.



- Winter Wellness formed a significant part of the work during this period. Support was provided for planning, coordinating and delivering Winter Wellness events in both Clipstone and Farndon, helping residents access information, resources and health related support during the colder months.
- We updated the Living Well booklet to ensure all guidance and resources reflected the most current information, supporting clear, accessible advice on local food provision and social activity opportunities.
- Food was provided in support of the DWP 'Love Not Hate' event, held as part of Black History Month at Castle House, contributing to a welcoming and inclusive community celebration.
- Our teams supported Sherwood Forest Hospitals NHS Foundation Trust in bringing their Research Bus to two community events, promoting current research projects and engaging residents in opportunities to take part
- We supported and coordinated the relocation and official launch of a Community Café at Cleveland Square, working alongside the community engagement team to provide a much needed resource for residents and tenants

Explore options to further develop parks in the district enabling free play and exercise, making sure the offer is as inclusive and as varied as possible.

During the quarter, we have continued to develop a clear and ambitious programme to improve parks and open spaces across Newark and Sherwood, building on recent investment and resident feedback. A new 'Parks and Open Spaces Development Programme' has been prepared to support healthier, more active communities by improving access to high-quality, inclusive green spaces that are free to use. The programme proposes targeted investment in council-owned parks, biodiversity and tree planting improvements, and the creation of a new legacy fund to support town and parish Councils in upgrading local play areas and open spaces. It also identifies opportunities for future development at a small number of strategic sites, including enhanced play, youth and outdoor activity facilities, subject to consultation with local communities. Together, these proposals aim to future-proof parks and open spaces, strengthen community involvement, improve health and wellbeing outcomes, and leave a positive legacy ahead.

- **Sconce and Devon Park** has continued to be a well-used and valued green space during Quarter 3, with strong visitor numbers and sustained community engagement throughout the period. Our monthly monitoring shows consistent use across a range of activities, including Park Run events, organised group sessions, educational visits and volunteer involvement. The park has hosted regular Park Run events, attracting significant participation and supporting physical activity and wellbeing for residents and visitors. In addition, adult community groups and educational sessions have continued to take place, reinforcing the park's role as a multi-functional space that supports both health and social connection.
Grounds maintenance and cleansing standards have been maintained to a high level, ensuring the park remains clean, safe and welcoming. Routine maintenance, litter removal and seasonal works have been completed in line with our schedules, supporting a positive visitor experience and protecting the quality of the site. Volunteer involvement has continued to play an important role in supporting activities and maintaining the park's presentation.

Improve health and wellbeing, with an emphasis on communities with lower levels of life expectancy.



- **Vicar Water Country Park** has remained a popular destination during Quarter 3, with steady visitor numbers and ongoing use for recreational activities such as Park Run, volunteering and educational visits. The site continues to support both structured events and informal recreation, contributing positively to health, wellbeing and access to nature within the district.

During the quarter, winter preparatory works were undertaken in response to the seasonal changes. These included hedge cutting, strimming and ditch maintenance along key routes, carried out by our Grounds Maintenance team with support from volunteers. This work has improved accessibility, enhanced site appearance, and helped ensure continued safe access for both visitors and service



vehicles. Volunteer involvement has remained a key strength at Vicar Water, supporting maintenance activity and fostering a sense of shared ownership of the site. Ongoing collaboration between our teams and volunteers has helped maintain the quality and resilience of the site as it transitions into the winter period.

During Quarter 3, **our street cleansing rounds were restructured to streamline service delivery and improve operational efficiency**. The revised rounds have reduced unnecessary travel time, provided greater consistency of coverage, and created more logical workloads for operatives. This has resulted in improved productivity, increased familiarity with assigned areas, and more effective use of staff time. The restructure has also delivered sustainability benefits, including reduced fuel consumption and lower wear and tear on vehicles. By minimising duplication and improving route planning, the service is operating in a more environmentally responsible way while supporting the long-term reliability of the fleet. This has been a timely and collaborative effort, made possible through the commitment and flexibility of staff involved. The new cleansing rounds are now almost fully embedded.

The playground inspection programme has also been restructured during Quarter 3 to better reflect the scale and complexity of the district's play provision. Given the large number of play areas across Newark and Sherwood, the revised inspection rounds now allow defects to be identified, tracked and resolved more efficiently. The revised approach has improved clarity, accountability and record keeping, making it easier to monitor defects and prioritise repairs. Importantly, the changes have also freed up capacity, enabling teams to focus on preventative programme works rather than purely reactive tasks. Over time, this proactive approach is expected to reduce repair costs, extend asset life, and deliver long-term savings for the District.

Improve health and wellbeing, with an emphasis on communities with lower levels of life expectancy.



Implement the 'Playing Pitch Strategy' and the 'Sports and Recreational Facilities Strategy', including the provision of 5 new 3G sports pitches: During Quarter 3, the Football Foundation has continued to work on the technical feasibility for three of the 3G pitches following the Expression of Interest and assessment process. Expressions of Interest were submitted for Brinkley, Southwell as well as the Newark Academy and Magnus and Suthers Schools in Newark. Once technical deliverability has been assessed those successful sites will be confirmed.

Work is still ongoing to bring forward sites in Clipstone and Ollerton as part of larger transformational projects including Levelling Up in Clipstone and the re-build of the Dukeries Academy, Ollerton. Ollerton Football Club's site at Walesby Lane is also now under consideration as an alternative to the Dukeries Academy site, driven by challenges in the school site linked to the overall re-build of the school. The complexity of both these schemes has impacted on the pace of delivery at these sites, future updates will be shared as these plans develop.



Investigate external investment opportunities with the aim of improving health and wellbeing facilities across the district. We will continue to seek out opportunities for external investment to improve facilities that support the health and wellbeing of residents. This currently includes working with the football foundation on the delivery of 3G pitches but will also include work with other sports representative bodies, Sports England, the use of S106 funding, Community Infrastructure Levy funding and applications to external grant schemes.



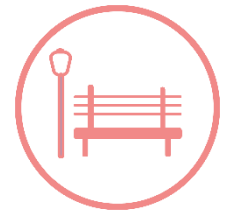
Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26**	Performance Trend*	Target 25/26
Number of new Active4Today leisure members	New For Q1 25/26	New For Q1 25/26	2,399	5,192	↑	2,813
Number of User Visits - Active 4 Today (all)	818,751	768,660	573,374	858,276	↓	825,000
Average number of calendar days to process new council tax support applications	14.9	15.2	17.4	18.8	↓	14.0
Average no of calendar days to process council tax support change in circumstances	9.6	20.6	14.3	13.4	↑	7.0
Average no of calendar days to process new housing benefit claims	14.5	16.9	20.6	21.0	↓	14.0
Average no of calendar days to process housing benefit change in circumstances	4.4	4.5	3.8	4.0	↑	4.0
Live Leisure Centre membership base (all)	11,102	11,484	11,718	12,312	↑	11,500
Leisure Services - based on your experience; how likely are you to recommend us to a friend, family member, or colleague?	New For Q1 24/25	60.0%	44%	61.0%	↑	60.0%

*Performance trend indicates whether KPIs this quarter have improved, declined, or remained the same compared to the previous quarter. This information allows readers to identify trends, analyse possible underlying causes, and use these insights as a reference for resource allocation, strategic planning, and establishing future performance targets.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Exploring our performance: In terms of the average number of calendar days to process new **Council Tax support applications**, the average time taken to process **change in Council Tax support circumstances** and the average number of days taken to process new **Housing Benefit claims**, all of these metrics have been impacted due to the necessity to focus staff resource on the migration of working age Housing Benefit cases to Universal Credit. This has resulted in increased activity associated with this work, but it is expected the processing times will improve in Quarter 4 as migration is complete and this will free up resource.

Reduce crime and anti-social behaviour, improving community feelings of safety.



This quarter the Home Office **anti-social behaviour initiative 'Winter of Action' began**. The Winter of Action builds on the Safer Streets summer initiative which we shared updates on in previous reports. It is designed to provide a nationwide crackdown on crime and anti-social behaviour by uniting the efforts of Police, Councils and Businesses to protect shoppers, retail workers and Christmas revellers.

A joint submission between ourselves and Nottinghamshire Police was provided to the Office of the Police and Crime Commissioner (OPCC) for inclusion in the response to the Home Office. Updates on actions are provided back to the OPCC for inclusion with the Nottinghamshire response.

The knife wands requested by the Police as part of our Situational Crime Funding proposals were ordered and received and these were provided to the Neighbourhood Policing Team ready for the Winter of Action but also 'Op December' which is a dedicated programme of Police patrols in the nighttime economy during the run up to Christmas and post-Christmas to New Year

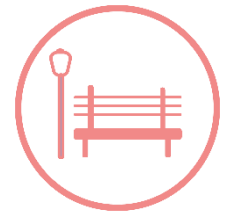


Enforcement work is ongoing to tackle the issue of street drinkers in Newark and four fixed penalty notices related to street drinking in Newark Town Centre have been issued during the quarter.

We continue to work with partners in order to support businesses, provide education and intervene where necessary in order to prevent anti-social behaviour. Some of the initiatives this quarter have included:

- In November our teams joined a meeting of Ollerton Junior Town Council to discuss anti-social behaviour in the local area. The Junior Town Council comprises of 11 pupils from 3 local primary schools and following this session, 2 schools with members of the Town Council have requested anti-social behaviour delivery sessions within their respective schools.
- Our teams secured 2 closure orders at properties in Newark, where alleged drug related activities were taking place with associated anti-social behaviour.
- 3 Community Protection Warnings and 2 Community Protection Notices were issued. Our Community Protection team also issued 5 Fixed Penalty Notices, 4 of which related to street drinking in Newark town centre.
- The anti-social behaviour panel continues to be held monthly and there have been 11 new referrals to the panel during this quarter.
- In response to a rise in reported youth related incidents in Newark and Ollerton town centres, 21 young people were issued with first or second stage warning letters during the quarter. The predominate

Reduce crime and anti-social behaviour, improving community feelings of safety.



issues have consisted of nuisance behaviour in the Buttermarket, Sherwood Avenue Park, and near St Paulinus Church, Ollerton.

- In addition to the standard Community Protection patrols, **the anti-social behaviour hotspot initiative has continued**, with the following number of patrol hours logged this quarter:

ASB Hotspot Initiative Patrol Hours (in addition to standard CPO patrols):	
Month	Hours
October	24
November	32
December	28

Reduce opportunities for crime and anti-social behaviour, by reviewing infrastructure and encouraging behavioural change across the district with the aim of improving feelings of safety.

- The second chance learning sessions have continued with the two young people and these sessions are due to come to an end in early 2026.
- On the 11 November our teams joined forces for a day of action on the Boughton Estate. The day of action consisted of litter picking whilst engaging with members of the local community to raise awareness and provide a supportive presence. The day was very successful with several skips filled with unwanted items and waste and our streets left cleaner and tidier as a result.

Our work to deliver the enhanced in-house CCTV control room continues this quarter. Progress on the development of our enhanced in-house CCTV control room has been strong this quarter. The project will deliver a state-of-the-art facility dedicated exclusively to our District, offering significant advancements in the identification, monitoring, and response to incidents. Operators will have oversight of approximately 90 cameras covering Newark, Southwell, Ollerton, and neighbouring communities, ensuring a comprehensive approach to public safety.

PUBLIC SAFETY MEASURES

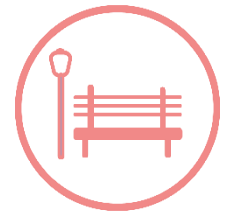
IN NEWARK AND SHERWOOD



While quarter 3 presented some challenges that affected the overall programme, the project remains on track for completion by the end of March. The installation of all necessary equipment in the CCTV control room is now finished. Although testing of the control room and its operating systems has been postponed, our teams are actively working to resolve outstanding issues, including those related to cabling at the lorry park.

We have also engaged contractors to provide quotes for additional work, including cameras under separate projects, to support continuity and reliability of new connections. Furthermore, our team is addressing partnership-related matters concerning contracts with third-party suppliers, ensuring that all aspects of the operation are managed efficiently and transparently.

Reduce crime and anti-social behaviour, improving community feelings of safety.



Our Community Plan sets out our ambition to work with statutory authorities to improve flood mitigation and resilience across the district. This quarter in preparation for the winter storms our teams have reviewed the emergency response processes and stock held, including PPE for staff who may be called upon to assist in any emergency response. During the quarter, a few storms occurred but due to the drought during the Summer months, the system itself handled the rainfall better than expected by many. Town and Parish Councils continue to apply and deliver on the Flood Resilience Grants offered.

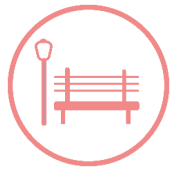


In Quarter 3 a significant amount of work was undertaken by our teams to fix issues at the Oxtan Flood Relief Channel that we're responsible for. This required significant removals of silt and build up of vegetation to ensure the flow and fall of the channel is working well. The sides of the channel that had collapsed following previous floods was also resolved. This was work done jointly with support and expertise from Nottinghamshire County Council, Internal Drainage Board and Oxtan Estates. The feedback we've received following the work having been carried out has been positive.

We hosted a Flood Resilience Event, which was a free community event to help residents feel more confident and prepared in the face of flooding. We were joined by nationally recognised expert Flood Mary, along with Severn Trent, Nottinghamshire Police, Fire and Rescue and the Environment Agency. Practical advice on how to prepare your home was shared during the event and for those who were unable to attend can [visit Flood Mary's website](#) and explore her new Property Flood Resilience Directory, packed with trusted tips to help protect your home and recover more quickly.



Reduce crime and anti-social behaviour, improving community feelings of safety.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 24/25	Quarter 3 25/26**	Performance Trend*	Target 25/26
Number of positive outcomes resulting from CCTV intervention	83	87	83	122	↑	N/A
% fly tipping incidents removed within 72 hours	93.9%	98.8%	97.4%	95.6%	↓	95.0%
% of incidents resulting in an FPN or prosecution	New For Q1 25/26	New For Q1 25/26	17.0%	14.0%	↓	17.0%
% of businesses in the district with a food hygiene rating of 3 or higher (generally satisfactory or above)	98.00%	98.00%	98.00%	98.00%	=	98.00%

*Performance trend indicates whether KPIs this quarter have improved, declined, or remained the same compared to the previous quarter. This information allows readers to identify trends, analyse possible underlying causes, and use these insights as a reference for resource allocation, strategic planning, and establishing future performance targets.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26	County Comparison
% reduction in anti-social behaviour - Newark & Sherwood District compared against County area	9.0%	10.0%	9.1%	-2.3%	17.2%
% reduction in all crime - Newark & Sherwood District compared against County area	1.0%	2.0%	0.0%	0.6%	8.0%

Please note, in the context of the above two indicators a minus figure denote an increase.

Exploring our performance: The % of **incidents resulting in a FPN** or prosecution is below target by 3% this quarter, this can be attributed to a slight fall in the total number of fly tips over the last few months and historic figures were boosted by FPN's issued in areas such as Deerdale Lane which due to proactive work in the area has now improved. The team is also currently operating with reduced staffing, but recruitment is underway and proactive visits to businesses will be reinstated once the team is fully staffed once more. In 2024/25 we investigated and took action in 1,645 fly tipping incidents, the most by nearly 1,000 across Nottinghamshire excluding the City Council. We also handed out the most warning letters and Fixed Penalty Notices for fly tipping excluding City Council too. In terms of the % **reduction in anti-social behaviour**, within Newark and Sherwood we have seen a consistent reduction in levels of anti-social behaviour each year when compared to the previous year. For Q3 there was a slight increase in ASB reports, which was higher than the county. During Q3 there are a number of key events such as Halloween, Bonfire Night and Christmas as such we increased our social media campaigns regarding reporting ASB and we took part in the Home Office's Winter of Action Plan. Where multiple reports we made regarding the same incidents, these were investigated to identify responsible individuals and where necessary enforcement action was taken.

Promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit.



Delivery of the Newark Castle Gatehouse scheme is progressing well, with construction of the new steps to the gatehouse entrance, the multifunction building beneath and the main structure now complete. Masonry work in the towers comprised of essential conservation works and repairs, as well as creating new door and window openings. All major procurement is complete, with the exhibition fitout contractor, AV designer and landscape contractor confirmed during this period. Delivery of the activity plan continued, with hard hat tours, the development of a historical talk for local groups, and the start of the volunteer recruitment programme. Our teams also worked in partnership with Newark College on the 2025 'Fiddle Race', an annual competition in which students from the School of Musical Instrument Crafts work in teams to create an instrument in one week. This year, the race was inspired by medieval music, and the completed instruments will be on display in Newark Castle permanently.

Our work to develop 14 Market Place Newark, as part of the wider transformation of the Town has continued this quarter and the refurbishment of 14 Market Place has now begun. The ground floor will be converted into a commercial space, and the upper floor will be transformed into residential units and is scheduled to complete in December 2025. Our teams continue to market the space to secure tenants once the refurbishment has concluded.

Work alongside Bilsthorpe Parish Council and other partners, to continue to support the development of the Bilsthorpe Community Hub. We were approached by the Parish Council in 2022 for support to improve the condition of their existing community assets and to address the lack of leisure facilities in the village. This led to the development of the Bilsthorpe Community Hub project, which is being led by Bilsthorpe Parish Council and is an ambitious project to develop a new multi-use hub in the village.



In January, a paper was presented to Cabinet which secured a capital allocation of funding to support the delivery of the new Bilsthorpe Village Complex. This allocation of capital funding, sourced from a mixture of reserves and section 106 contributions, will support the Parish Council to leverage additional external funding, acting as match funding. To access the funding the Parish Council will be required to complete a comprehensive business case which will be assessed to ensure that all risks and issues have been considered and addressed and that the scheme is fully deliverable. The Parish Council has submitted a planning submission, and it is anticipated these will be seen by Planning Committee in Quarter 4 of this year, further updates can be expected in future reports.



Construction at 32 Stodman Street continues to progress, however there have been some challenges with the site due to its historic nature. Currently the anticipated completion of the project is late Summer 2026.

Promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit.



We continue to work closely with Newark Town Council to deliver the physical **transformation of Newark Market Place**. The Newark Town Centre Masterplan, which encapsulates the regeneration options for Newark Town Centre, was displayed to the public in September and October within the Buttermarket, Newark. We also had a pop-up market stall in Newark on three key dates where we were able to discuss the regeneration plans with the public.

The final version of the Masterplan will be presented to PPIC and Cabinet in February 2026. The Masterplan outlines key themes for the town centre, including:

1. Market town,
2. Skilled and creative town,
3. Riverside town,
4. Thriving town,
5. Active and accessible town,
6. Town of discovery

The masterplan framework is structured against the nine character areas of the town centre, which mirror the key character areas for the Design Code. Alongside the masterplan, a town centre action plan is being developed, which outlines key deliverable actions.



We continue to work with our partners to look for opportunities within music and the arts and this has seen our work with Newark Creates continue to deliver a programme of events and activities across the town. Newark Creates has commissioned an arts trail around the town centre to be delivered during Quarter 4 and a new bid is in progress to submit to the Arts Council. Focussing on some key activities which took place this quarter:

- **Alive with Music in collaboration with Newark Creates**, saw our music co-ordinator supporting the delivery of the World Singing Day project. This project united voices from across Newark and Sherwood with people around the globe to celebrate the power of song. From Elston to Edwinstowe, Rainworth to Southwell, choirs and singing groups across our district came together to share one message: **Sing together. Unite the world**. A Music Forum meeting held in November highlighted the success of the music co-ordinator role in bringing together music groups from across the district, and alternative models for future delivery of the forum are now being explored as the co-ordinator role is not permanent.
- **The Robert Kiddey Exhibition** was officially launched in November and will be on display across the National Civil War Centre and Newark Town Hall Museum until February 2026, this is a major exhibition honouring the life and work of Robert Kiddey. The exhibition is the result of a dynamic partnership between ourselves and Newark Town Hall Museum, with generous support from Newark College. This collaboration reflects a shared commitment to celebrating Newark's rich cultural heritage and making art more accessible to the community. Born in Nottingham in 1900, Kiddey trained at the Nottingham School of Art and went on to exhibit at prestigious venues including the Royal Academy in London and the Salon in Paris, sharing space with icons such as Picasso and Epstein. After serving in the First World

Promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit.



War, he settled in Newark, where he taught at the Technical College and became a beloved figure in the local arts scene. This is the largest collection of Kiddey's work ever displayed in Newark, featuring an extraordinary range of pieces from across his career. Many of these works have never been publicly exhibited, offering visitors a rare opportunity to explore the full depth of Kiddey's artistic legacy. Among the highlights is the newly conserved "Death of The First Born", a powerful and emotive centrepiece that will be on public display for the very first time.

The Open Doors programme, funded by Arts Council England, continued to deliver high quality, ambitious, inclusive and environmentally responsibly arts activities this quarter. Free arts activities continue to be delivered across the district, in particular the north and west of the district, as well as attracting new audiences to the National Civil War Centre and Newark Museum, and Newark Palace Theatre. We recorded 6,294 engagements with people across our district, and we're pleased to share some updates from the Open Doors activity programme that inspired personal, family and community development through enjoyment and learning:

The Creative Influencers are an enthusiastic and creative group of teenagers from the local area, and they meet monthly to help improve access and opportunities for young people to engage in arts and culture. In the last few months, they have supported Newark Beach with terrarium-making and planting activities in the marketplace, volunteered as ushers for Blood Brothers, a theatre production at the Palace Theatre (with over 100 hours at other community events!), and even had a sleep over in the National Civil War Centre.

This quarter the Creative Influencers undertook the following visits and activities:



- Visits to the Royal Armouries, Leeds Playhouse and Slung Low Community Theatre. They discovered more about accessible arts practice and local theatre projects, and their comments and ideas were shared with Heritage & Culture Team.
- Visits to Derby Theatre and the Museum of Making, Derby – raising the challenge of 'Secret Shopper' to bring back great ideas and observations.
- Two members of the group took to our stage also and confidently hosted our annual panto press-night Q&A session with our fabulous panto cast. During these few months, the group also designed a programme of LGBTQ+ events at the National Civil War Centre and Newark Museum to celebrate Pride in February 2026.

Our Theatre Learning programme for schools generated over 1,602 engagements in schools – with teachers making the most of our free sessions for schools which are all designed to enrich the curriculum, inspire interest and motivate children, and to boost teacher confidence and skills in using creativity in the classroom.

During October half term, families in **Bilthorpe, Clipstone, Farnsfield and Edwinstowe enjoyed free shadow puppet theatre shows and family arts workshops.** We worked with well-established community arts organisation City Arts to run this programme for us. This was a brilliantly successful partnership, ensuring local people had priority tickets, offering a magical high-quality show, generating over 245 engagements and delivering a clear environmental message.

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Our regular Artist in Residence programme, offers new and emerging artists the opportunity to work within our museum and theatre, and to meet our visitors, share how they work and make new artworks with our visitors and offsite with community groups. In November, we welcomed Robbie Bellekom as our sixth Artist in Residence from 4 November 2025 until 28 March 2026. Robbie is a puppeteer and actor, and has offered fun, interactive puppetry activities based on the pantomime, Beauty and the Beast, and relating to civil war history.



Artist in Residence:
Robbie Bellekom

In November we launched **Heron Music Café for Wellbeing** at Lifespring Centre, Ollerton. The first four sessions attracted over 100 people, including adults with Special Educational Needs, disabled adults, adults with dementia and adults who come to the centre for warmth and company. The Heron Café offers inclusive, high quality, live music performance provided by the Musicworks team, with participation, percussion and dancing. Musicworks are also working with four Care Homes in Blidworth, Ollerton and Edwinstowe on a project called Soundtrack of My Life programme to learn how to use music to engage meaningfully with people who have dementia. This will result in the creation of a series of original songs, based on the life stories of each client and a celebration event is planned for March 2026.

We were thrilled to have a stand at **Future First Careers Expo** again this year, counting over 349 individual conversations with young people from local secondary schools and colleges. We provided information to take away on the range of careers in museum and theatres and offered fun activities with historical costumes.

To follow on from our **'A Polish Heart Beats Here'** exhibition ending, we continue to consult with our local Polish community. Through a series of events at the National Civil War Centre, Millgate Community Centre and our Collections and Resource Centre, we are collecting views and ideas to co-design a new exhibition for 2026 that will celebrate contemporary Polish culture in our area.

We launched our platform on **Blomberg Connects - an app offering virtual guides to arts, culture and heritage sites**. App users can now view over 200 images, 30 videos and 25 audio clips with captions and/or transcripts, which can all be translated into 50+ languages. We thrilled to be able to make more of the National Civil War Centre available nationally, globally and in other languages.

Our touring exhibition Mining for Stories was installed in November at The Dukeries Library, Ollerton. We also continued our support for the Bilsthorpe Heritage Museum, jointly presenting to delegates at the Museum Development Midlands Conference in Birmingham, sharing how the partnership with Open Doors has helped to raise their profile and visitor numbers and secure its future. During this time, we also made brilliant progress recording interviews with community members reflecting on their experiences of coal mining and music – which will be edited into a podcast for 2026. Across this period, we counted 856 engagements with local people.

We continued our work supporting young people to achieve Arts Awards. We partnered with Bilsthorpe Youth Services Successful and delivered a short series of weekly contemporary dance workshops, led by Dancer Sophie Thorpe for young people attending the Youth Club. We also supported home-educated young people to explore theatre arts, creating a Virtual Reality theatre experience that will be shared in 2026. In total this generated 201 engagements with young people and their families.

Promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit.



Develop opportunities to maximise the visitor offer linked to Sherwood Forest. Within Quarter 3 our Rebel Rangers campaign came to an end but due to its success we are working together with neighbouring Councils to provide a second campaign across a wider geography in Spring 2026. Rebel Rangers is a free, interactive trail designed for families with children aged 5–14, encouraging them to explore some of the region's most iconic days out, heritage sites and green spaces while uncovering fascinating stories from the past. Each participating site is linked to a different 'rebel' from history, bringing their stories to life in a fun and interactive way. From legendary outlaws to daring revolutionaries, families will discover how these rebels shaped the region's heritage while completing exciting challenges and exploring local landmarks like Sherwood Forest, The National Civil War Centre and King John's Palace.

Newark's Cultural Heart events plan continues to bring a vibrant programme of free events right to the heart of the town centre thanks to the collaborative efforts of Lincoln College Group, Newark Town Council, and Newark Cultural Consortium (Newark Creates). Quarter 3 saw the continuation of an exciting programme of events, including the Festival of Creativity, World Singing Day, Mindful Monsters Trail, the Halloween Spooktacular Festival in partnership with Lincoln College Group, Steampunk Christmas, the Christmas Lights Switch on and Christmas Markets. Anecdotal feedback indicates that local businesses continue to experience increased visibility and/or customer traffic, noticing an increase in the number of visitors to the town. Looking forward to next quarter, the final event in the programme will be taking place which is the Garden of Light; this is an immersive light show and silent disco. An analysis and evaluation of the social and cultural impact of the events programme will follow as the programme ends in March 2026 and we will share an update in future reports.

This quarter we are proud to announce the installation of a new relief on the statue of General Władysław Sikorski at Newark Cemetery, further commemorating the enduring bond between Newark and the Polish community. General Sikorski, Polish Prime Minister and Commander-in-Chief of the Polish Armed Forces in exile during World War II, tragically lost his life on 4 July 1943 in a plane crash in Gibraltar. His body was brought to Newark and laid to rest at the foot of the Polish Memorial, where it remained until its repatriation to Poland in 1993. The Commonwealth War Graves in Newark Cemetery continues to be a place of remembrance, the final resting place of 397 Polish service personnel war graves and serving as a symbol of shared history. In July 2023



"This addition to the statue is not just a piece of art - it is a profound symbol of courage, leadership, and international solidarity. The relief adds an important historical detail to the statute and highlights General Sikorski's role in the wider Allied effort during the Second World War. It reflects the strong links between Newark and the Polish community and ensures that future generations can learn about and appreciate this shared history."

Councillor Neil Ross, Armed Forces Champion

Promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit.



in partnership with the Polish Cultural Institute and Newark Town Council, we unveiled a life-size bronze statue of General Sikorski. Created by renowned sculptor Andrew Lilley, the statue depicts the General saluting the Polish Memorial Cross he unveiled more than 80 years ago. The newly installed relief, by Andrew Lilley, enriches this tribute by featuring a historic image of Winston Churchill, General Sikorski, and General Charles de Gaulle standing together beside a Cruiser Mk IIA CS (A10) tank—a powerful reminder of Allied unity during the Second World War.

Piano enthusiasts enjoyed a rare chance to set a local and UK record this quarter.

This one-time event allowed pianists to join forces in a piano orchestra. This unique event, titled 101 Pianos, allowed participants to enjoy the happiness of music making at the piano and was open to players of all ages and abilities. The event took place on a Saturday in November at Sherwood Phoenix Pianos, Mansfield and pianists enjoyed performing two pieces together, 'Prelude in C/Ave Maria' by Bach / Gounod and 'In the Hall of the Mountain King' by Grieg. There were lots of interesting stories amongst the people who played including husband-and-wife teams, siblings, grandparents and grandchildren, a three-generation combination, James Naish MP for Rushcliffe, the owner of a taxi company who hadn't played for many years and some players who travelled long distances to take part. Steve Yemm MP for Mansfield welcomed all the participants. Pianists spend a lot of time on their own, rarely meeting one another in the way other instrumentalists do. Many people play the piano and enjoy the happiness that music making brings, especially because it is an accessible activity with benefits for all ages and abilities. This event was about more than breaking records with the organisers fundraising to acquire a world-class, high-quality piano for the community of Newark which would benefit learners, performers, and audiences alike. Following the restoration work phase of the Reawakening of St Mary Magdalene, the piano would be housed in the heart of the community at St Mary Magdalene's when the church reopens 101 Pianos is for anyone, and many school children and grandparents have already signed up. You can sign up and find out more on the event website at www.101pianos.co.uk



"After our Alive With Music launch earlier this year, and the feedback we received, it is very apparent that music and music-making is important to people across our district. People use it to get together, to feel better and to share joy! This fantastic community event brought together like-minded individuals, giving them time to focus on the beauty of music and the many wellbeing benefits that it brings. It also provided an opportunity to shine a light on the creative sector and the incredible impact that music has on lives as well as fundraising to acquire a world class, high quality piano for the community of Newark.

This event is a great example of the wider community and ecosystem of our district working and supporting one another. Stephen Pringle founder of Sherwood Phoenix studied piano restoration at Newark College and has gone on to have a very successful business that sends pianos all over the UK and beyond and I am delighted to have worked alongside him on this incredible event. The event provided a rare opportunity for pianists to meet, and I am thrilled that we worked alongside the Reawakening of St Mary's project to support the purchase of such a wonderful piano to be located in one of the most beautiful and inspiring buildings in Newark, St. Mary Magdalene's Church."

**Councillor Rowan Cozens,
Deputy Leader of the Council & Portfolio Holder for Heritage, Culture & the Arts**

Promote, maximise and celebrate the diversity of Newark and Sherwood's heritage, culture and community spirit.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26**	Performance Trend*	Target 25/26
Total number of admissions - National Civil War Centre	9,199	9,273	8,710	11,990	↓	12,750
Total number of admissions - Palace Theatre	12,792	19,833	16,791	47,214	↑	44,500
Number of people reached through direct participation and outreach	6,674	7,312	11,471	20,756	↑	9,375
Total footfall across all heritage and culture services and sites	39,899	51,533	46,341	93,333	↑	78,750

*Performance trend indicates whether KPIs this quarter have improved, declined, or remained the same compared to the previous quarter. This information allows readers to identify trends, analyse possible underlying causes, and use these insights as a reference for resource allocation, strategic planning, and establishing future performance targets.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Exploring our performance:

Total number of admissions - National Civil War Centre is below target by 760 admissions this quarter. Whilst the data shows a slight drop in numbers against the target, it is in line with the average numbers in Q3 for the last 3 years. Additionally, however, a new marketing strategy and redesigned family and schools programming will support growth, and we will review the figures again once this strategy has been embedded.

Reduce the impact of climate change and protect and enhance green spaces.



In preparation for the implementation of weekly food waste collections with WRAP (Waste and Resources Action Programme) and Nottinghamshire County Council, a report will be presented to Cabinet next quarter which outlines the plans for a food waste trial, with two domestic rounds due to receive the service. We know through our attendance at the Food Waste Working Group some of our neighbouring Councils are also undertaking trials and securing disposal points for food waste. The purpose of the trial is gathering data on participation rates, yield, contamination levels, bin replacement numbers, customer feedback, and any vehicle issues that may be highlighted.

To ensure we have enough space at the Brunel Drive Waste Depot, the disused office block has now been demolished, with remediation work being conducted to complete this part of the project. Throughout the construction, over 90% of the building materials from the demolition will be recycled.

The Brunel Drive redevelopment tender has been awarded and the main contractor started on site on at the end of September. Work at the site is progressing well, with the old offices having been demolished and the hardstanding in place. The main works are expected to be complete by February 2026.

Last quarter we reported that our **commercial glass collection** service was continuing to grow since its launch in June 2025, this quarter we have maintained our customer base, and we have collected 17.9 tonnes of glass from these customers. The volume of glass collected is a great sign of our growing commercial glass collection, as this is an increase of 73% compared to the same period in Quarter 3 2024/25.

Deliver the Council's Tree Strategy, enabling the exploration of options to develop new community woodland and wildlife spaces and support the improvement of air quality. In 2024 national data was released on urban trees which showed that tree cover in Hawtonville, Newark, is below average, both for the district and nationally. We're now working closely with the Woodland Trust, local charity Reach Learning Disability, Greenwood Community Forest and residents on the 'Hawtonville Tree Project' to increase the number of trees on the estate. Plans for year 1 of the project have now been finalised and will be implemented early in 2026 with planting of 18 trees at key locations. Urban trees are crucial for providing wildlife habitats, mitigating and adapting to the impacts of climate change and improving public health.

Returning for its seventh successful year, we launched our annual free tree giveaway this quarter. Since its

"It's fantastic to see our Free Tree Scheme return for its seventh year, continuing to grow – quite literally – as one of our most cherished community initiatives. By planting a tree, residents are not only adding beauty to their gardens and communities - but they're also actively contributing to a healthier, more sustainable environment. It's been wonderful to see so many people take part over the years, and I'm excited to see even more trees planted this season."

This year, we're encouraging even more people to get involved. I urge everyone to take advantage of this opportunity - not just to enhance their surroundings, but to be part of a district-wide movement for a greener, healthier future."

Councillor Simon Forde

Portfolio Holder for Climate and the Environment

inception, the initiative has distributed over 10,000 trees to residents throughout the district and continues to be a cornerstone of our environmental efforts, encouraging biodiversity, improving air quality, and fostering a sense of community stewardship.

This year residents were able to choose 2 field maple or blackthorn trees to plant and grow at home. This scheme is always popular and over 2,000 trees have been requested this year.



Reduce the impact of climate change and protect and enhance green spaces.



Work in conjunction with the statutory authorities to promote good river and waterway health

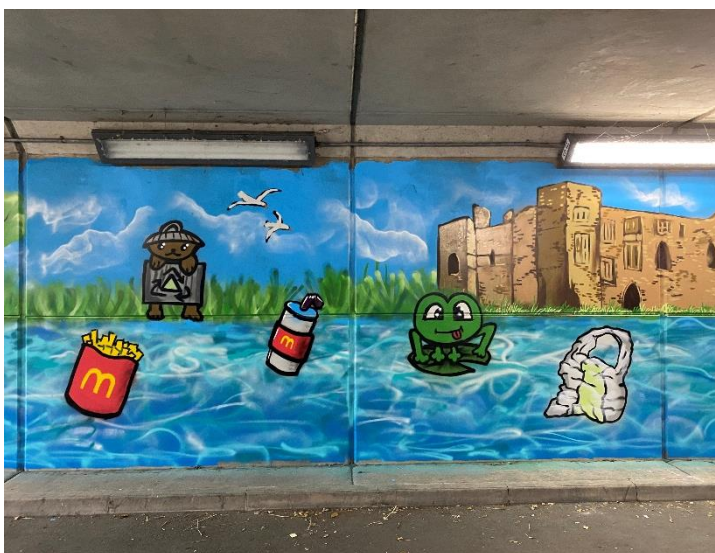
- **Farndon Underpass Mural Transformation Project**

In October, we transformed the Farndon Underpass into a bright, welcoming and inspiring community space. Working in collaboration with our Environmental Services teams, pupils from St Peter's Crosskeys CofE Academy and young people from the home educated community, set out to replace what was once a dull, graffiti covered underpass with a vibrant mural carrying a positive environmental message. **The mural was funded using money recovered from successful fly tipping prosecutions, allowing those funds to be reinvested back into the community.**



Before picking up their brushes, participating young people were given interactive educational resources to help them understand different types of litter and the impact waste has on both their local area and the wider environment. They were then invited to design three characters for the mural: a river animal, a sea animal and a character inspired by litter. A range of these designs was selected and incorporated into the final artwork.

One side of the underpass now beautifully depicts the River Trent, Newark Castle and Farndon Bridge, while the opposite side illustrates where litter can ultimately end up: in our oceans. The result is a colourful, engaging walkway that encourages residents to reflect on how everyday actions affect the natural world. The young people and adults involved had a fantastic experience bringing the project to life, supported by the talented artists at Imageskool, who added further artwork at each end of the tunnel to make the mural visible from the nearby roundabout. Public feedback has been overwhelmingly positive, and the project has already inspired interest from others, including Green Meadows in Nottingham, who contacted us to learn how to deliver a similar initiative. We were pleased to share our resources to support their plans.



Reduce the impact of climate change and protect and enhance green spaces.



Hawtonville Litter Reduction Trial – Keep Britain Tidy Partnership

Work is now underway on a targeted litter reduction trial in Hawtonville, delivered in partnership with Keep Britain Tidy through their It's Still Littering campaign. Analysis of local litter prone streets has identified several opportunities to improve on the go disposal, including replacing older bins that lack lids—an issue that has contributed to wind blown rubbish across nearby streets. These unsuitable bins will be replaced with lidded versions early in the new year, and additional bins will be installed at hotspot locations where littering is most prevalent. The required sites have already been selected and mapped, and new post mounted bins are on order and scheduled for delivery. Campaign materials for 'It's Still Littering' have also been ordered and prepared for installation, including signage, stickers and other behaviour change resources supplied through Keep Britain Tidy.



Improve recycling levels by promoting positive behavioural changes, through community events, targeted communication and enforcement

- **Environmental Services Support for Family Saturday – Festival of Creativity**

As part of the Festival of Creativity, our Environmental Services colleagues supported the National Civil War Centre's Family Saturday by contributing to their winter themed 'World of Narnia' activities. Our team worked with families to create Christmas decorations using recycled materials, inspiring creative reuse and encouraging more sustainable festive habits. The day was very busy, with lots of young people enthusiastically crafting decorations to take home for their Christmas trees.

Alongside the craft activities, we provided clear guidance on what can currently be recycled within the district, helping to bust common recycling myths and offering tailored advice on how to recycle effectively over the Christmas period. This engagement formed part of our ongoing commitment to improving local recycling knowledge and supporting community events with an environmental focus.

- **Improving Waste and Recycling Webpages for the New Website**

We have been working to improve the waste and recycling pages for the launch of our new website. This collaboration has focused on making it easier for residents to check which items are recyclable, understand how to reduce and reuse materials at home, and access clearer behavioural change guidance. As part of the improvements, new webpages have been developed to highlight the two eco refill stores operating within the district and the two recently established repair cafés. Although these facilities are not run or funded by us, we will continue to promote them through our official channels and support community groups looking to secure grants to set up similar initiatives and broaden recycling and reuse opportunities across the district. These updates will ensure residents have simpler, more accessible information, encouraging positive waste reducing behaviours and supporting the district's wider environmental goals.

Reduce the impact of climate change and protect and enhance green spaces.



• Christmas Recycling Social Media

Over the festive period, we delivered a refreshed and engaging Christmas recycling communications campaign across social media. A suite of on trend ASMR style recycling videos were created to give residents simple, visual guidance on how to recycle common Christmas gift items, including deodorant cans, chocolate boxes, perfume bottles, cosmetic packaging, wrapping paper, Christmas crackers and greetings cards. These videos received positive feedback for being a clear way to demonstrate correct recycling behaviours, with viewing figures ranging from 1,000 to 15,000 per video.

- Additional seasonal recycling posts were developed featuring our bin crews to highlight important messages such as: recycling batteries by placing them in bags on top of bins, how and where to recycle fairy lights, promoting the Council's Christmas tree recycling scheme, and reminding residents not to pour fats down household drains.



- **Our 'Festive Delight, Bin Batteries Right!'** post successfully reminded residents that domestic batteries can be recycled simply by placing them on top of their bin on any collection day. The post reached over 42,000 views, demonstrating strong engagement and highlighting residents' interest in understanding what additional items can be recycled through our service. Building on this success, we are now exploring the feasibility of collecting vapes and small electrical items in the same way, further expanding the range of materials we can help divert from landfill. To support wider waste reduction behaviour, the campaign also incorporated messaging from the Love Food Hate Waste initiative, encouraging residents to minimise festive food waste and make the most of leftovers at home.



- Contamination levels have shown a positive downward trend this quarter. Rates fell from 16.8% in October to 13.7% in November,

followed by a further reduction to 9.9% in December. While it is difficult to attribute this improvement to any single factor, continuing to strengthen the information we provide to residents, through social media updates, newsletters, and targeted leaflet drops, will play an important role in supporting and sustaining this progress.

Reduce the impact of climate change and protect and enhance green spaces.



Provide opportunities for residents' involvement in parks and green spaces:

- The Clay Lane Friends group has met for the second time and plans are evolving for the improvement of the site.
- At Vicar Water, Sconce and Devon parks and Queen Elizabeth Memorial Gardens volunteering groups are active and making a difference within the communities these spaces serve.
- Our partners at Sherwood Forest Trust have also been busy with volunteers on Sherwood Heath, clearing scrubland and bracken to help promote the growth of heathland species.
- We have a growing number of volunteer litter pickers with 74 people signed up to our green champions scheme who collected 123 bags of waste between them this quarter.
- Our meet the ranger walks continue to be popular with our residents and visitors. These provide an ideal forum for our teams to educate the public on the work we do and allows us to get feedback from the public.



In response to the 2025 Carbon Trust report, we are working to develop and deliver a Council-wide decarbonisation plan for built assets and deliver a programme of prioritised decarbonisation actions. We reported last quarter we had started installing internal air source heat pumps, this installation has completed this quarter and 5 air source heat pumps have been commissioned. These are installed at 5 Council owned properties at 94 Northgate and will be monitored over a 12-month period to measure performance and running costs. We have also submitted capital bids for approval to install solar and battery storage to Castle House roof and for LED lighting on Newark sports and fitness centre.



Reduce the impact of climate change and protect and enhance green spaces.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26**	Performance Trend*	Target 25/26
Number of fixed penalty notices issued for all environmental offences (excluding fly tipping)	New For Q1 24/25	645	56	67	↓	N/A
Number of events held in NSDC parks	136	216	348	493	↓	300
Number of targeted focus weeks	3	2	2	7	↑	6
Number of children reached via environmental education visits including river health and 'Motion for the Ocean'	New For Q1 24/25	2,219	2,570	2,927	↓	1,500
Number of missed bins (per 100,000 households)	72.0	N/A	61.4	38.5	↑	45.0
% of failing sites - street and environmental cleanliness - litter	0.0%	1.4%	0.8%	1.2%	↓	1.5%
% of failing sites - street and environmental cleanliness - detritus	0.8%	1.2%	0.9%	1.1%	↓	1.2%

Exploring our performance:

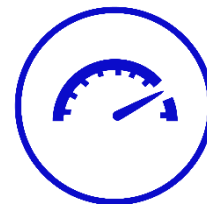
The number of children reached via environmental education has performed consistently above target throughout the year so far, with almost double the amount of children reached through these initiatives than expected. Activities throughout the year have included the Drain Art campaign, in which we partnered with iMAGESKOOL who worked with primary and secondary school aged children, to design, develop and deliver drain art which carried with it an environmental message. We partnered with iMAGESKOOL once again this quarter, this time to deliver the Farndon Underpass Mural Transformation Project. This was delivered in collaboration with pupils from St Peter's Crosskeys CoFE Academy and young people from the home educated community, set out to replace what was once a dull, graffiti covered underpass with a vibrant mural carrying a positive environmental message. Crucially, the mural was funded using money recovered from successful fly tipping prosecutions, allowing those funds to be reinvested back into the community.

We have issued a total of 67 fixed penalty notices for all environmental offences, excluding fly tipping. We are pleased to report we have an enforcement contractor in place who will be commencing work in February 2026, and we will therefore likely see an increase in the number of incidents resulting in an FPN or prosecution.

*Performance trend compares the current quarter to the previous quarter and indicates whether performance has increased, decreased or has remained flat.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Be a Top Performing, Modern and Accessible Council.



As part of our progress towards developing a package of measures to recruit and retain staff, including a review of the pay grading structure and the Council's job evaluation scheme, we can report that the Reward and Retention project is in its final stages. 88% of all jobs have now been updated and re-evaluated, consultation is ongoing with the JCC to finalise the implementation plans which we expect to commence in Quarter 4.

Expand and embed a broader range of customer satisfaction measures to drive performance improvement.

As part of our work to improve customer satisfaction, we are in the process of carrying out a review of stage 2 complaints. This review process has been designed to provide further insight to determine if anything could have been done differently at stage 1 to prevent the customer needing to submit a stage 2 complaint. The outcome of this review will be shared with our Senior Leadership Team and embedded into our daily operations as needed, the volume of stage 1 complaints escalating to stage 2 will be monitored on an ongoing basis to understand how effective any changes have been through the Customer Feedback report.



Through the Commercialisation Strategy and action plan, continue to seek out and generate new sources of income, whilst retaining our public service ethos.

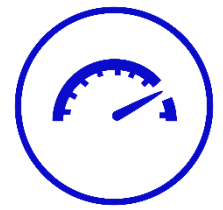
3 Commercialisation meetings were held during the quarter and were attended by the Section 151 Officer and the Financial Services Business Manager and project owners to discuss progress against individual projects. Further updates against these projects will be shared via updates to the Medium-Term Financial Plan to be presented to Cabinet in February and Council in March.

Develop and implement an action plan arising from the 'Corporate Peer Challenge' In October 2024, the Local Government Association undertook a Corporate Peer Challenge (CPC) within our organisation, recognising us as a high-performing authority with a strong organisational culture and a solid track record in delivering core services. Following the CPC, a cross-party working group developed a 12-point action plan to address both the strengths and improvement areas identified. Implementation began promptly, with early milestones including a full review of the Community Plan, reported to Full Council in May 2025. In December 2025, the Peer Team returned to assess progress, focusing on the original recommendations and considering Local Government Reorganisation (LGR) as a new priority. The latest review confirmed continued strengths in our culture in particular and highlighted our collaborative approach through LGR, while encouraging ongoing improvement efforts. A report detailing the team's feedback in full will be available on the Council's website here: [Community Plan | Newark & Sherwood District Council](#)



following its presentation to Cabinet on 20 January 2026.

Seek to secure the very best option for Newark and Sherwood arising from the reorganisation of local government. Local Government Reorganisation (LGR) in Nottinghamshire reached a major milestone in late November 2025 with the submission of the final proposal to Government. All elected members were briefed on



the proposal and after which Cabinet confirmed the final decision to submit our proposal to Government on 26 November, with formal submission completed on 28 November.



Together with Bassetlaw, Gedling, and Mansfield Councils who are also supporting option 1e, we finalised the proposal for a north-south model. This would replace the existing nine Councils with two new unitary authorities. Sherwood Forest Unitary Council which would consist of Ashfield, Bassetlaw, Gedling, Mansfield, and Newark & Sherwood and Nottingham & South Nottinghamshire Unitary Council which would consist of Broxtowe, Nottingham City, and Rushcliffe.

Our Council feel this approach best aligns with the government's criteria; it unites communities with shared identities, heritage, travel-to-work patterns, and housing markets, while avoiding disruptive boundary changes. It also reflects strong alignment with similar north-south proposals being advanced by neighbouring authorities in Derbyshire. Importantly, this was also the option that received the strongest public support during the extensive engagement process. Around one-third of respondents viewed option 1e positively or as the better choice compared to 1b, citing its clearer geographic logic and alignment with local identities. Focus groups reinforced this preference, describing it as a “more natural split” between the north and south of the county.

In early 2026, Council's will be invited to 'listening meetings' with Directors from Ministry of Housing, Communities & Local Government (MHCLG). These meetings are to set out our proposal to them, emphasise any key points, and ask any questions of MHCLG.

Government will launch consultations on proposals that meet the invitation criteria in early February, running for seven weeks. Before the consultation launches Councils will be provided with a list of statutory consultees to sense check and confirm all relevant contacts. The consultation will run on Citizen Space, with paper and email responses also accepted; paper copies will be placed in council buildings and libraries, and the process will be actively publicised to ensure engagement. While not a public referendum, input from residents and businesses is welcomed, alongside evidence from named consultees. Council's are reminded that all communications must remain even-handed and comply with the Publicity Code, as the consultation seeks views on how proposals meet set criteria rather than popularity. A decision on the preferred option is expected by the Summer 2026 parliamentary recess.

In the meantime, alongside the eight other authorities in Nottinghamshire, we will continue to progress a range of option-neutral and 'no-regret' activities, working collaboratively to maintain momentum and prepare for future implementation. By the time a decision is reached, we will be in a strong position to move forward and prepare for vesting day.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26**	Performance Trend*	Target 25/26
Contact Centre - telephony - average length of time to answer call (seconds)	113.0	74.0	75.0	81.0	↓	110.0
No of face-to-face contacts (Castle House)	11,947	12,696	8,160	11,949	↓	N/A
No of phone calls presented to Contact Centre	81,755	81,145	50,816	73,107	↓	N/A
Number of work experience placements offered at differing levels of education	New For Q1 24/25	23	7	15	↑	19
% business rate collection	80.6%	81.9%	53.0%	79.0%	↑	82.0%
% council tax collection	79.9%	79.5%	51.9%	79.4%	↑	80.0%
% invoices paid within 30 days - whole Council	98.2%	95.0%	99.5%	99.1%	↓	98.5%

Exploring our performance:

The number of work experience placements offered at differing levels of education is below target by 4 placements this quarter. This is difficult to target as work experience is request led and we have had a sharp reduction in requests this year. For the next financial year we will be offering scheduled work experience placements to schools and colleges in the area to assist the Council in planning and delivery of quality placements and increase the number of placements offered.

*Performance trend compares the current quarter to the previous quarter and indicates whether performance has increased, decreased or has remained flat.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Our Workforce.



Our Chief Executive has been busy hosting a series of **informal LGR drop-in sessions** to help colleagues better understand what's happening, how Newark and Sherwood District Council is involved in Nottinghamshire's proposal to Government, and what the next steps look like. These sessions are part of our commitment to keeping everyone informed and involved. They have been a chance for colleagues to hear directly from John, ask questions, and share any thoughts or concerns they may have.

The annual Boots and Berets awards were held this quarter, this is an event hosted by Nottinghamshire County Council which recognises the Armed Forces Community Across Nottinghamshire. Nominations for an award are open to Local Authorities and businesses who are signatories of the Armed Forces Covenant or who are in receipt of either the Bronze, Silver, or Gold Defence Employer Recognition Scheme, Parish and Town Councils, Community groups and Registered charities within Nottinghamshire.

We were represented at the fourth annual Boots and Berets Awards in Nottingham, honouring the service of our armed forces, veterans, reservists, and cadets. Special congratulations to Andy and Alison from our Community Development team, who were nominated for awards in recognition of their outstanding contributions. Representing us the day were Cllr Neil Ross, Suzanne, Cara, and our nominees Andy and Alison. It was a powerful evening celebrating commitment, community, and service.



Our annual Serving People and Improving Lives (SPIL) Awards took place in December. It was fantastic to see so many colleagues come together to honour our achievements over the past year. We celebrated everything from Long Service Awards to Team of the Year, making it a night filled with recognition.



Our Workforce.



Quarterly Indicators	23/24 Q3 Value	24/25 Q3 Value	Quarter 2 25/26	Quarter 3 25/26**	Performance Trend*	Target 25/26
Average number of sick days per employee (FTE) per year lost through sickness absence	3.4	2.9	4.6	7.2	↓	4.9
% of staff turnover	8.0%	6.0%	5.2%	9.0%	Not Applicable	9.8%

*Performance trend indicates whether KPIs this quarter have improved, declined, or remained the same compared to the previous quarter. This information allows readers to identify trends, analyse possible underlying causes, and use these insights as a reference for resource allocation, strategic planning, and establishing future performance targets.

**Where the current quarter appears more favourable than the previous quarter, but is indicating a downward trend, this is due to the use of year-to-date indicators. Year-to-date indicators present cumulative performance for the year, whereas the performance trend analyses each quarter independently.

Exploring our performance:

In terms of the average number of sick days per employee (FTE) per year lost through sickness absence, we can see this is performing below our targeted expectations and performance has decreased quarter on quarter. We are experiencing a sustained increase in both long- and short-term sickness absences this year. This has been caused by several factors; a few staff are extremely unwell and remain off for the long term. Short term sickness has also had a sustained increase partly due to this year’s seasonal flu which started early in September and continued up till the end of the year. It is important to acknowledge that although we have performed below our target, our performance is strong compared to other Councils in the East Midlands. Line managers locally manage sickness absences and HR review the analysis and reporting of exceptions currently in place and have communicated new arrangements to all line managers. Further training sessions will take place in Quarter 4 and continue into the new financial year, helping managers be better prepared to address any issues related to absence. We prioritise employee wellbeing and provide support for genuine illness, while also taking proactive measures when ongoing absenteeism occurs.

The indicator tracking the percentage of staff turnover does not include a performance trend indicator. Staff turnover is essential in any organisation to create opportunities for progression within the workforce. Therefore, turnover rates are regularly monitored; if the percentage exceeds 14% or falls below 8%, further investigation and escalation will occur.

Use of Microsoft Co-Pilot: Microsoft Co-Pilot was utilised in the preparation of this report to enhance its accessibility for a wide range of audiences. Additionally, Co-Pilot assisted in generating some of the images featured within this report.

Newark & Sherwood District Council Compliance Report

2025/26 Quarter 3

Introduction

Compliance refers to the alignment of a built asset with the relevant rules, regulations, and codes. This includes the products and materials incorporated into the building, as well as the way in which they're assembled and constructed. It is important that we continuously review our compliance to identify and thus rectify any issues identified to keep the buildings users and occupiers safe. This report provides assurance that the Council is compliant in its three key areas of corporate compliance, housing (tenant) compliance and green space compliance.

Corporate Compliance

Corporate compliance refers to the compliance of the 23 commercial sites owned by the Council. We provide this assurance on all buildings owned by the Council regardless of whether they are owned and run by the Council or leased to another body (such as the Gilstrap) as the maintenance of the built asset remains the responsibility of the owner.

Blidworth Leisure Centre	Newark Beacon Innovation Centre
Bridge Community Centre	Newark Castle
Buttermarket Shopping Centre	Newark Lorry Park & The Ranch Café
Castle House	Newark Palace Theatre
Church Farm Business Centre	Newark Sports And Fitness Centre
Brunel Drive Depot - 4 Buildings (A, B, C, D)	Ollerton Housing Office
Dukeries Leisure Centre	Queens Sconce Visitor Centre
Farrar Close	Sherwood Forest Arts & Crafts Centre
Gilstrap Centre Public Toilet	Vicar Water Visitor Centre
Hawtonville Community Centre	National Civil War Centre

We provide assurance that the asset is compliant in 6 key areas.

- Legionella
- Asbestos
- Fire
- Gas
- Electrics
- Lift inspections

Performance Indicators for Corporate Compliance for Q3

Indicator	Previous Quarter	Current Quarter	Target
% Completed Legionella tests (due this quarter)	100%	100%	100%
% Completed Legionella Risk Assessments (due this quarter)	100%	100%	100%
% Completed Asbestos Condition Surveys (annual)	100%	100%	100%
% Completed Asbestos Annual Reviews (due this quarter)	100%	100%	100%
% Completed Fire Risk Assessments (due this quarter)	100%	100%	100%
% Completed Gas Boiler Services (due this quarter)	100%	100%	100%
% Completed Electrical Inspection Reports (due this quarter)	100%	100%	100%

% Completed Lift Inspections (due this quarter)	100%	100%	100%
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Exploring Our performance

All statutory compliance checks remained at 100%

Performance Housing Compliance

Corporate compliance refers to the compliance of our built assets owned by the HRA aka our social tenancy estate. There are 5,749 Residential/Domestic sites and we provide assurance that they are compliant in 6 key areas. As with our corporate estate, most of these sites are tenanted but the maintenance of the built asset remains the responsibility of the Council.

We provide assurance that the residential/domestic site is compliant in 6 areas.

- Legionella
- Asbestos
- Fire
- Gas
- Electrics
- Lifts

Performance Indicators for Housing Compliance for Q3

Indicator	Previous Quarter	Current Quarter	Target
% Completed Legionella tests (due this quarter)	100%	100%	100%
% Completed Legionella Risk Assessments (due this quarter)	100%	100%	100%
% Completed Asbestos Condition Surveys (annual)	100%	100%	100%
% Completed Asbestos Annual Reviews (due this quarter)	100%	100%	100%
% Completed Fire Risk Assessments (due this quarter)	100%	100%	100%
Number of outstanding RED Fire Risk Assessment actions	122	51	N/A
Number of outstanding AMBER Fire Risk Assessment actions	120	153	N/A
% Completed Gas Boiler Services (due this quarter)	99.1%	99.57%	100%
% Completed Electrical Inspection Reports (due this quarter)	99.25%	99.69%	100%
% Completed Lift Inspections (due this quarter)	100%	100%	100%

Exploring Our performance

All statutory compliance checks remained at or near 100% this quarter, with significant reductions in outstanding Red fire risk assessment actions but an increase in AMBER actions.

Green Space Compliance

Green space compliance refers to the compliance of our green spaces and play parks. We own several parks and play parks as does the HRA and we have a responsibility to ensure the safety of park user. Therefore we inspect green spaces/parks and play parks to ensure they are safe to use.

Indicator	Previous Quarter	Current Quarter	Target
% Completed Play Park Inspections HRA Land (due this quarter)	100%	100%	100%
% Completed Play Park Inspections GF Land (due this quarter)	100%	100%	100%

Exploring Our performance

All statutory compliance checks remained at 100%

Risk

Alongside ensuring compliance we also monitor risk. This means we proactively identify potentially significant risks and implementing suitable control strategies help prevent these risks from being realised, or this is not possible, mitigate to a tolerable level. This is done in two ways.

1. **Operational Risks.** These are developed and managed by Business Managers and capture localised risks. These risks are reviewed every quarter and exceptions are reported to SLT and the Risk Management Group on a quarterly basis.
2. **Strategic Risks.** These are developed and managed by Directors and are significant risks faced by the Council which have the potential to prevent it from achieving its key/agreed objectives and/or have the potential to halt or significantly interfere with the ability of the Council to achieve its core objectives, priorities and/or ambitions. These risks are also reviewed every quarter and exceptions are reported to SLT and the Risk Management Group on a quarterly basis as well as Audit and Governance Committee on a bi-annual basis.



Report to: Cabinet Meeting - 24 March 2026

Portfolio Holder: Councillor Simon Forde, Climate and the Environment

Director Leads: Matt Lamb – Planning and Growth
Matthew Finch – Communities and Environment

Lead Officer: Nick Law – Biodiversity & Ecology Lead Officer. Ext. 5333

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Biodiversity Strategy and Biodiversity Report
Purpose of Report	To present a proposed Biodiversity Strategy and to present the statutorily required Biodiversity Report 2024-2025
Recommendations	That Cabinet: (a) approve the proposed amended First Consideration Proposed Future Actions and Monitoring as the Council's Biodiversity Strategy; (b) approve publication of the proposed Biodiversity Report 2024-2025; and (c) approve that future Biodiversity Reports will be published annually.
Alternative Options Considered	None, as there is a statutory requirement to have agreed actions within a First Consideration report and the proposed Biodiversity Strategy provides a mechanism for that. The statutory requirement can be no more than 5-year reporting intervals but given imminent changes to mandatory BNG and impending Local Government Reform, and a Council fully engaged with biodiversity matters, annual reporting was considered appropriate.

Reason for Recommendations	As set out above in the summary for Alternative Options Considered. Some of the proposed actions align with Ambition 6 of the Community Plan, particularly 'Play an active role in biodiversity net gain for the district, including the potential to own our own biodiversity offset sites, as well as looking at how our own developments can contribute.'
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1.0 **Background**

- 1.1 The Cabinet approved publication of the *Biodiversity Report – First Consideration* on 4 June 2024 with finalised agreed actions to be brought back to the Cabinet for approval within 3 months of publication of the First Consideration report.
- 1.2 Whilst the Report was effectively published through this process, finalised agreed actions were never brought back to Cabinet for approval.
- 1.3 The Council has a statutory obligation to publish a Biodiversity Report and the end date of the first reporting period should be no later than 1 January 2026 and reports should be published within 12 weeks of the reporting period end date.

2.0 **Proposal/Options Considered**

- 2.1 **Proposal (1)** Is for the First Consideration Proposed Future Actions and Proposed Monitoring set out in Section 2 of the First Consideration report to be amended to account for the current situation, as recommended in the review table below, and for the amended Section 2 (Appendix A of this report) to then be adopted as the Council's Biodiversity Strategy.

2.2

Item	Proposed Future Action	Comment	Recommendation
Community Plan 2023-2027	Develop a Biodiversity Strategy	It was considered that the First Consideration Report represented a framework for the Biodiversity Strategy	Guided by the review in this table remove actions no longer considered achievable or relevant and then adopt an amended version of the table in Section 2 of the First Consideration Report as the Biodiversity Strategy.
	Engage with the LNRS process	This has been actioned. Can be continued in the next Biodiversity Reporting Period.	Can and will be reported on in the Biodiversity Report 2024-2025.

	Review Council's landholding for 'habitat banking'.	This has been actioned. Can be continued in the next Biodiversity Reporting Period.	Can and will be reported on in the Biodiversity Report 2024-2025.
	Reporting against the United Nations Sustainable Development Goals	Not aware of any action.	Research further before deciding to keep or remove.
Green Infrastructure Strategy for Newark and Sherwood (2010)	Review at the next round of plan making	Still relevant.	Keep in strategy and report on.
Amended Core Strategy Development Plan Document (ACSDPD)	Appraisal to consider whether development should provide more than the mandatory minimum 10% BNG, to align with the next round of plan making	Consultation on the draft NPPF indicates that Government will not support this.	No longer deliverable. Remove from strategy.
	Inclusion of biodiversity within a Design Code to align with the next round of plan making	Still relevant.	Keep in strategy and report on.
Supporting studies	To review and update where appropriate as part of the next round of plan making the following: Strategic Flood Risk Assessments Newark & Sherwood Water Cycle Study; and Habitat Regulations Assessments.	Still relevant.	Keep in strategy and report on.
Local Wildlife Sites System	To discuss with the Nottinghamshire Biological and	Not actioned, but still relevant and achievable.	Keep in strategy and report on.

	Geological Records Centre the potential for the NSDC Ecology Team to have a direct supporting involvement with the Local Wildlife Sites system.		
Planning Applications	Consider effects of biodiversity during planning determinations.	Has been actioned.	Can and will be reported on in the Biodiversity Report 2024-2025.
	Planning Committee members to receive BNG training.	Has been actioned.	Can and will be reported on in the Biodiversity Report 2024-2025.
Biodiversity Net Gain	Creation of a new second permanent post to support the Biodiversity and Ecology Officer.	Has been actioned.	Can and will be reported on in the Biodiversity Report 2024-2025.
Land Management	Highlight opportunities where management could provide biodiversity benefits.	Not actioned, but still relevant and achievable.	Keep in strategy and report on.
Housing Stock Management	Prepare 'information sheets' to raise awareness of biodiversity issues for Council's housing stock maintenance.	Not actioned, but still relevant and achievable.	Keep in strategy and report on.
Asset Management	Feasibility study to appraise the potential to purchase land for the specific purpose of selling biodiversity units.	Not been actioned. Officers are aware that the 'habitat bank' market has developed significantly and price cutting is already occurring. Officer advice would be that given the cost of	Recommend removal from the strategy

		purchase of suitable land this would likely carry a high financial risk.	
Working with partner organisations	Raise additional awareness through running one or two high profile public engagement services	Not actioned, but still relevant and achievable.	Keep in strategy and report on.
	Undertake a review of the provision of Local Nature Reserves within the District	Not actioned, but still relevant and achievable.	Keep in strategy and report on.
Raising Awareness	Create and continually refresh biodiversity content for the Council's website	Not actioned, but still relevant and achievable.	Keep in strategy and report on.
	Investigate ways to raise general awareness of biodiversity issues amongst NSDC Staff	Not actioned, but still relevant and achievable.	Keep in strategy and report on.

- 2.3 In making this recommendation it is the officer's opinion that the proposed Future Actions are such that they are meaningful actions but sufficiently broad in their scope to not impose unrealistic constraints or financial implications for delivery, but with flexibility to enable yet unidentified actions that fit the scope of the action to be reported.
- 2.4 The Future Actions in the Biodiversity Strategy will then be monitored and reported on in the Council's future Biodiversity Reports. This will not be the Biodiversity Report that is the subject of the second proposal (2), but future Biodiversity Reports.
- 2.5 **Proposal (2).** It is proposed that the presented Biodiversity Report 2024-2025 is published as part of the Council's statutory duty to report on its Biodiversity Duty.
- 2.6 As this is a statutory requirement there is no alternative to publishing a report. However, there is a minimum legal requirement regarding the content of the report, and the recommended report contains a lot of optional additional information. It is considered that this should be included as it demonstrates how the Council delivers on many of its core values.

- 2.7 **Proposal (3).** After the end of the first reporting period, the end date of each subsequent reporting period must be within 5 years of the end date of the previous reporting period. It is proposed that following publication of the Biodiversity Report 2024-2025, that the Council publishes a Biodiversity Report annually. Mandatory biodiversity net gain is likely to be modified during 2026 and preparations for Local Government Reform have the potential to influence proposed actions. Also, the Council is a council that is fully engaged with biodiversity matters and should be keen to evidence this via more frequent reporting. In making this assessment other options for less frequent reporting have been considered, but have then been subsequently dismissed.

3.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	N/A
Human Resources	N/A	Human Rights	N/A
Legal	Yes	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	N/A	Crime & Disorder	N/A
LGR	Yes	Tenant Consultation	N/A

Financial Implications – FIN25-26/3719

- 3.1 No financial implications have been identified.

Legal Implications - LEG2526/2135

- 3.2 The report outlines the Legal obligations under the Environment Act 2021 in respect of Biodiversity reporting and the requirement for the Council as a local authority and local planning authority to publish the Biodiversity Report. The Biodiversity Report must be published within 12 weeks of the end date of the first reporting period which was on 31 December 2025.

Local Government Reform

- 3.3 Local Government Reform will have taken place on 1 April 2028. This has influenced the decision to recommend annual reporting. Annual reporting has the potential to assist with ensuring that the actions and values for biodiversity currently embedded within the Council are hopefully carried forward into the new Unitary Authority that Newark and Sherwood District will become part of.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Newark and Sherwood District Council 'Biodiversity Report – First Consideration' approved by Cabinet on 04 June 2024.

Appendix A: Proposed Newark and Sherwood District Council Biodiversity Strategy

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
Council Strategies	Community Plan 2023-2027_Revised April 2025	Biodiversity matters are encompassed within Ambition 6 of the Community Plan; <i>“AMBITION 6 Reduce the impact of climate change and protect and enhance green spaces”</i>. <i>“Deliver the Council’s Tree Strategy, enabling the exploration of options to develop new community woodland and wildlife spaces and support the improvement of air quality”</i> <i>“Play an active role in biodiversity net gain for the district, including the potential to own our own biodiversity offset sites, as well as looking at how our own developments can contribute.”</i> <i>“Explore coordinating and enhancing open space, including biodiversity and sports provision in the south of Newark. Including by developing plans and costed proposals for the Middle Beck Green Basin”</i> <i>“Develop a new Local Plan for Newark & Sherwood, promoting action to tackle climate change through sustainable design policies, protecting existing open space and securing new open space as part of development and securing biodiversity improvements through appropriate policies and projects.”</i> To date the Council has been proactive in addressing these biodiversity related parts of Ambition 6; the following are key examples: • It has developed an Ecology Team (two officers) within the Planning Development Team (which is also partially incorporated in the Planning Policy Team); • Two BNG specific documents have been approved and implemented; • Ecology officers have been proactively engaged with emerging commercial habitat banks in the District; • Following a comprehensive review of the Council’s land holding, Cabinet approval has been granted to develop 5 land parcels for the purpose of biodiversity net gain to principally support the Council’s own development proposals; • Officers have proactively engaged with the development of the Nottinghamshire and Nottingham Local Nature Recovery Strategy (LNRS) which was published in November 2025 and the Biodiversity Net Gain Framework for Nottinghamshire and Nottingham; • Environmental Services Officers have planted or supported the planting of over 30ha of trees through the Trees for Climate scheme, given away over 2,000 trees to residents through our annual free tree giveaway and financially supported the creation of 2 new woodlands (Little Carlton and Thorney Abbey), where around 14,000 new trees have been planted in return for 30% of the carbon credits. • Declared a ‘Motion for the Ocean’ to champion good stewardship by the relevant authorities of the River Trent and its tributaries.	Continue to stimulate and where feasible, support the development of Biodiversity Gain Sites (Habitat Banks) within the District and publish a local register of such sites and record the delivery of BNG within the District, both on and off site. Continue current ongoing engagement with the implementation and future development of the Nottinghamshire Local Nature Recovery Strategy, and the Biodiversity Net Gain Framework for Nottinghamshire and Nottingham. Establish operating Habitat Banks on the five land parcels approved by Cabinet to be used for that purpose. Reporting against the United Nations Sustainable Development Goals provides a potential opportunity to monitor some aspects of how well the Council is meeting its biodiversity duty, along with other measures that have wider environmental benefits. Therefore, a proposed action is to consider inclusion of reporting against the United Nations Sustainable Development Goals as part of the Council’s wider corporate recording functions.	Via: (i) Existing ongoing quarterly reporting structure for the Community Plan. (ii) Annual statutory Biodiversity Report

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
	Climate Emergency Declaration – “Greening Newark and Sherwood Action Plan”	Item 11 Biodiversity of the Greening Newark and Sherwood Action Plan states: <i>“Promote opportunities for biodiversity net gains where appropriate within the planning system and process”.</i>	Covered by actions relating to planning policy.	Covered elsewhere
	Green Infrastructure Strategy for Newark and Sherwood (2010)	The objective of the Green Infrastructure Strategy was to provide a reference document that would then “...form the basis for conserving, enhancing and extending the green infrastructure of the District and provide an evidence baseline for incorporating into the Draft Core Strategy. This would then be an integral element of planning for the sustainable development of the District”. Because biodiversity is an inherent, integral aspect of green infrastructure this formed a key document for informing the development of local planning policies with regards to biodiversity matters.	Fifteen years on it is still of relevance, but should be considered for review given the many changes that have inevitably taken place in the intervening period. If a review is considered necessary, the timing should align with the next round of plan making as discussed below.	To align with the agreed timescales for the next round of plan making.
Planning Policy	Amended Allocations & Development Management Plan Document (AADMDPD)	Currently under review and at an advanced stage of independent examination following submission to the Secretary of State for Levelling Up, Housing and Communities, whereby consultation has been carried out on a range of ‘main modifications’ to the submitted DPD. The protection and enhancement of biodiversity within the District forms a key theme through the Plan policies, but with the focal point being Policy DM7 Biodiversity and Green Infrastructure which considers the designated sites network, priority habitats at national and local level, protected and priority species, measurable biodiversity net gain and the green infrastructure that contains the varied habitats needed to support species.	Because the AADMPDP is at an advanced stage of review there is little scope for any significant amendment.	Not applicable

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
Planning Policy	Amended Core Strategy Development Plan Document (ACSDPD)	Adopted in March 2019 the Amended Core Strategy sets out the main issues that the Council and its associated partners need to address and sets out a Vision and series of Objectives and associated Policies to deliver these. Like the AADMPDP, the protection and enhancement of biodiversity is a key theme. The Vision includes the statement: <i>“The natural environment will be safeguarded and enhanced, green infrastructure will be strengthened, new green and woodland spaces will increase ecology, biodiversity and nature conservation, providing a resource for local people and encouraging personal wellbeing and health.”</i> This vision is then translated into the following objective, <i>“To protect and enhance the built and natural environment, heritage, biodiversity and landscape, giving additional protection to those areas and buildings of recognised importance.”</i> Like the AADMPDP, protection and enhancement of biodiversity features in many of the policies but Core Policy 12 Biodiversity and Green Infrastructure forms the focus.	The next round of plan making will provide an opportunity to review and if necessary, amend/update how biodiversity should be considered in local policy. The objective of Mandatory Biodiversity Net Gain (BNG) was to ensure that development proposals do not result in a measurable net loss of biodiversity but provide a minimum net gain of at least 10%. It is now two years since mandatory BNG came into force and alongside other proposed planning reforms Government is considering how this is working. The Biodiversity Net Gain Framework for Nottinghamshire and Nottingham has an aspiration for more than the mandatory minimum 10% BNG to be delivered by developments – an aspiration shared by some Council members. However, the draft National Planning Policy Framework (NPPF) currently under consultation states that <i>“Although development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decision makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including for development proposals which are exempt.”</i>. Opportunities for securing more than the mandatory minimum 10% net gain are therefore likely to be very limited in in the next round of plan-making. However, biodiversity net gain is not a panacea for biodiversity issues within the District and it has its strengths and weaknesses. It is habitat based and acts as a proxy for species and there is a risk of opportunities for innovative habitat creation/enhancement schemes being lost if they don’t fall into the ‘box’ structure of the statutory Biodiversity Metric used to calculate net gain. Until recently a Biodiversity Supplementary Planning Document (SPD) would have been the obvious vehicle to ensure delivery of biodiversity enhancements falling outside the scope of mandatory BNG, but current national planning reforms will see SPDs phased out. Consequently, the most appropriate mechanism for securing these wider biodiversity benefits within the development process will be inclusion of biodiversity within a Design Code and the development of such a code will potentially form part of the next round of plan making.	To align with agreed timescales for the next round of plan making.
	Supporting studies	Other strategies undertaken as part of the Local Development Framework which have consideration of biodiversity matters, or which provide important evidence bases for future decision-making regarding biodiversity matters include: • Strategic Flood Risk Assessments • Newark & Sherwood Water Cycle Study • Habitats Regulations Assessments	To review and update where appropriate as part of the next round of plan making.	To align with agreed timescales for the next round of plan making.

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
	Local Wildlife Sites System	Sites within the National Site Network (i.e., Special Conservation Areas (SCA), Special Protection Areas (SPA) and Sites of Special Scientific Interest (SSSI)) are afforded legal protection that extends to the way they can and cannot be managed. In contrast the next tier of nature conservation designation Local Sites (which in Nottinghamshire are Local Wildlife Sites) is non-statutory, and whilst they are a material consideration in the planning processes, the designation infers no management obligation on the owners of such sites. Within Nottinghamshire the system is managed by the Nottinghamshire Biological and Geological Records Centre (NBGRC) with the Council providing funding for its district via an annual service level agreement (SLA) payment. Whilst the annual information received by the Council demonstrates that a rolling re-survey of the LWS in the district is being undertaken, there is no evidence of proactive engagement with LWS owners promoting sympathetic management of their sites. This runs the risk of the process simply recording decline on some sites and potential opportunities to establish favourable management of LWS being missed.	The evolution of the management regime for the LWS system within Nottinghamshire mirrors similar practice across much of the country (i.e., a single system operating on a county basis). This evolved at a time when the Council had no in-house ecological expertise, this situation has now changed, and the Council has two experienced in-house ecologists supporting the Planning Development and Planning Policy teams. The current and future level of expertise within this team provides an opportunity to support operation of the LWS within our District, particularly in respect of the all-important engagement with LWS owners and increasing the number of sites surveyed each year. It is therefore proposed that a proposal for NSDC's ecologists to have a direct supporting involvement with the LWS system is discussed with NBGRC and subsequently implemented.	Quarterly internal review of progress of agreed actions
Planning Services	Planning Applications	Planning services deal with many different types of development proposals. Implementation of policies DM7 and Core Policy 12 ensure due consideration is given to protected sites, protected species, and priority habitats and species, in the planning decision process.	Continue to consider effects on biodiversity in relation to adopted planning policies during the determination process.	Existing line-management system.
	Biodiversity Net Gain	Preparations for readiness for mandatory BNG have been outlined above (Community Plan).	As detailed in the Community Plan future actions section.	6-weekly internal review of progress of agreed actions
	In-house expertise	The Council appointed its first in-house ecologist in 2023. Whilst the primary driver for creation of this post was getting ready for, and subsequently managing mandatory biodiversity net gain, the advantages of having this in-house expertise has been acknowledged across many aspects of the Council's work. This has led to further expansion of the Ecology Team to two full time officers.	Having expanded the team to two full time officers, it is evident that the workload will continue to increase as monitoring of 'on-site' BNG starts following completion of approved developments. It is therefore proposed that a feasibility assessment for the creation of a third permanent post to support the current Biodiversity and Ecology Lead Officer will be undertaken. The intention will be to maximise funding of the post through charged services and review of existing ecological work contracted out	6-weekly internal review of progress of agreed actions
Environmental Services	Land Management	The Council owns land, or manages land on behalf of others, across a diverse portfolio of land types, ranging from Birklands and Bilhaugh Special Area of Conservation (and Site of Special Scientific Interest) which is of international nature conservation importance for its old acidic woodland and which supports a rich invertebrate fauna, to areas of species-poor regularly mown amenity grassland which are of low biodiversity value. Management of key sites like the SSSI and other important nature reserves are guided by management plans. As part of its work associated with biodiversity net gain, the Council has started an initial audit of land within its management control to see where there might be opportunities to create biodiversity net gain.	To use the results of the initial audit of land within the Council's management control to not only highlight opportunities for specific biodiversity net gain, but to highlight areas where other management options would have the potential to provide biodiversity benefits, like specific actions to benefit specific species or species groups.	6-monthly internal review of progress of agreed actions

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
Housing Maintenance and Asset Management	Housing Stock Management	The Council has a large housing stock. Management of this resource includes general maintenance, repairs and refurbishment. Where such work falls outside the requirement for planning permission, there is the potential for adverse impacts on protected species like bats and their roosts, and nesting birds like swallow, swift and house martin. In these circumstances ensuring there are no negative effects on biodiversity is dependent on awareness of these potential impacts.	Ensuring there are no negative impacts on biodiversity where work is subject to planning permission will continue to be achieved via planning services as part of the application validation and determination process. For all other works a series of ‘information sheets’ to be produced to raise awareness of biodiversity issues for the Council’s housing stock maintenance staff and appointed sub-contractors.	6-monthly internal review of progress of agreed actions
Corporate Property	Asset Management	Management of this resource includes general maintenance, repairs and refurbishment. Where such work falls outside the requirement for planning permission, there is the potential for adverse impacts on protected species like bats and their roosts, and nesting birds like swallow, swift and house martin. In these circumstances ensuring there are no negative effects on biodiversity is dependent on awareness of these potential impacts.	Ensuring there are no negative impacts on biodiversity where work is subject to planning permission will continue to be achieved via planning services as part of the application validation and determination process. For all other works a series of ‘information sheets’ to be produced to raise awareness of biodiversity issues for the Council’s housing stock maintenance staff and appointed sub-contractors. To publish a guidance note concerning the provision of bat and bird boxes within developments as required by the National Planning Policy Framework.	6-monthly internal review of progress of agreed actions

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
Collective	Working with Partner Organisations	The Council has long-standing collaborative working relationships concerning biodiversity matters with a wide range of partner organisations. This encompasses charitable organisations like the Nottinghamshire Wildlife Trust, private estates like Thoresby Estate and many others. The Council's Park Rangers and development officer provide a range of activities enabling children between the ages of 5 and 12 to experience nature in a range of settings, this year this has been supported by the creation of a new classroom space on Sconce and Devon Park. We have been working closely with Notts Wildlife Trust to re-naturalise Vicar Water Stream as it flows through Vicar Water Country Park as part of a wider scheme to target the tributaries of the River Maun. Sherwood Avenue Park in Newark was redeveloped in conjunction with Newark Town Council and opened in May 2025. The site has been developed with biodiversity in mind. On Sherwood Heath (SSSI) we have conducted some work targeting invasive species in conjunction with Nottinghamshire County Council and Sherwood Forest Trust. We have been working closely with the Woodland Trust on a Tree Equity Scheme on the Hawtonville estate. Statistical analysis conducted by the Trust highlighted that Hawtonville has one of the lowest canopy covers of the district so targeted tree planting has been conducted to help address this. Environmental Services officers have also been working closely with members from the REACH charity, YMCA and local residents to encourage them to look after trees and care for them in the long term. Over the summer members of the Environmental Services team worked with local schools, home schooling groups, highways England and local artists to transform the Farndon Road underpass to reflect our 'Motion for the Ocean' messaging.	To continue to work positively and collaboratively with partner organisations (examples include; meetings with Nottinghamshire biodiversity stakeholders, engagement with implementation and future development of the Nottinghamshire and Nottingham LNRS, engagement with Severn Trent and the Environment Agency re- the Motion for the Ocean), but to consider raising additional awareness through one or two high profile public engagement events per annum in conjunction with partner organisations, like hosting a Bioblitz¹ on one of the Council's managed sites, or a 'gardening for wildlife' event. The benefits of having accessible access to nature to the well-being of members of communities is well-documented. Local Nature Reserve status helps to highlight importance of some areas of greenspace, and provides a focal point for community involvement in terms of voluntary activities assisting with management and custodianship of these areas. There are currently 9 LNRS within the district covering 207ha but 78% of that area is formed by four large LNRS; consequently, a significant part of this resource may not be accessible to many people. Therefore, it is proposed that a review of the provision of Local Nature Reserves within the district is undertaken.	6-monthly internal review of progress of agreed actions
Collective	Raising Awareness	(i) There are many sections within the Council's website that raise awareness to biodiversity matters; examples are sections on Trees, Biodiversity, and Gardening for Wildlife. However, there is scope to refresh and develop further the theme of biodiversity. (ii) Our individual actions have the potential to impact biodiversity in both positive and negative ways, both in and outside of the working environment.	(i) (a) To create additional biodiversity content for the Council's website and regularly refresh content. (i) (b) To use the Council's website and other communication channels to provide updates on the recovery of our rivers, and signpost to opportunities and guidance that enable residents to become more ocean literate and to get involved with river and marine citizenship activities and to stop pollution at its source. (ii) To investigate ways of raising general awareness of biodiversity issues amongst NSDC staff	6-monthly internal review of progress of agreed actions

Theme	Item	Current state	Proposed Future actions	Proposed Monitoring
¹ A Bioblitz is a community event involving members of the public and local naturalists and scientists who attempt to identify as many different species of plants, animals and lower plants (i.e., fungi and mosses and liverworts) within a set location and a set time period which is normally 24 hours. The resulting biological records are then shared with the local Biological Records Centre and the site managers. They are now an established and popular way of highlighting biodiversity and engaging the public with biological recording, which forms a fundamental element of site management.				

Appendix B

Biodiversity Report 2024-2025



Biodiversity Report 2024-2025

March 2026

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1.0 Newark and Sherwood District Council

- 1.1. The District of Newark occupies 651 km² and is home to approximately 123,000 people. It is the largest of the seven local authority areas within Nottinghamshire and is predominantly a rural district; it is the least densely populated local authority area out of 35 in the East Midlands. Consequently, greenspace and the biodiversity this supports is important for the people that live and work there.
- 1.2. The Council is represented by 39 elected members with one member having a portfolio holder responsibility for Climate and the Environment which encompasses biodiversity matters.
- 1.3. The Council's primary objective is to improve the quality of life of people who live and work in the District of Newark & Sherwood. It seeks to achieve its vision 'Serving People, Improving Lives' by its core values, which are to be: 'Ambitious and forward thinking', 'Caring and compassionate', 'Commercial and business-like', 'Professional and trustworthy', and 'Welcoming and responsive'. These values underpin the Council's seven Ambitions that form the heart of the Community Plan 2023-2027.
- 1.4. The Council's landownership extends to circa. 500 ha and includes significant areas of greenspace. It owns or manages four large parks; Sherwood Heath, Sconce and Devon Park, Vicar Country Park, and Newark Castle and Grounds. Sherwood Heath is a Site of Special Scientific Interest (a statutory designation) and Sconce and Devon Park and Vicar Country Park are designated Local Wildlife Sites. In addition to these designations these three sites are also Local Nature reserves and are important areas for the local community to experience the natural world.
- 1.5. Maintaining and enhancing biodiversity forms an important aspect of the Council's Environmental Services Team and sympathetic management of these sites is underpinned by the Council's Ranger Team who undertake important public engagement activities to promote the importance of biodiversity; activities like guided 'wildlife walks and practical task like making bird feeders and 'bug hotels.
- 1.6. The Council's Planning Policy team is responsible for preparing the Local Plan which contains elements within policies to ensure development proposals protect, maintain and enhance biodiversity; principally:
 - Allocations and Development Management Development Plan Document Policy DM5 Design;
 - Allocations and Development Management Development Plan Document Policy DM7 Biodiversity and Green Infrastructure; and
 - Amended Core Strategy Core Policy 12 Biodiversity and Green Infrastructure.
- 1.7. The Council's Development Management Team is responsible for assessing submitted planning applications and progressing these to either a delegated officer decision, or submission of a report and recommendation to the Council's Planning Committee for their consideration and subsequent decision.
- 1.8. Where appropriate officers consult the in-house ecology officers (The Ecology Team) for comments and advice on applications. The Ecology Team comments principally involve advice and recommendations on the following key areas:

- Is the supporting ecological information acceptable to be able to reliably inform the planning decision-making process, and if it isn't, what additional information is required;
 - Are assessed impacts on ecology and biodiversity accurate;
 - Are proposed mitigation and compensation measures appropriate and acceptable;
 - Are proposed enhancement measures appropriate and proportionate;
 - With the proposed mitigation, compensation and enhancement measures secured by appropriate planning conditions would the proposed development be compliant with relevant national and local planning policies regarding biodiversity matters; and
 - To provide recommended drafts for planning conditions that are considered necessary.
- 1.9. Within the wider Planning Development Team there is a team of conservation officers who provide similar support to planning officers in respect of heritage matters.
- 1.10. A team of four planning enforcement officers form part of the wider Planning Development Team, who help to ensure that planning obligations associated with approved developments are met.

2.0 Our Biodiversity Duty

- 2.1. Officers prepared a report 'Biodiversity Report – First Consideration' and presented this to Cabinet on 04 June 2024 as part of the Council's statutory obligation to publish a First Consideration report. Cabinet approved the report, and it was effectively published through that process, but finalised agreed actions were not brought back to Cabinet for approval. As those agreed actions should have formed the actions against which this report should have been reporting against, this has not been possible. However, nearly all the actions that are reported within this report relate to proposed actions within the First Consideration Report, irrespective of whether they were finalised agreed actions. Therefore, it is considered that this report still demonstrates the Council's commitment to its Biodiversity Duty both in considering what that involves, and effective delivery.
- 2.2. Within the next Biodiversity Report, the Council will demonstrate how it has agreed finalised actions, and these will be reported on within that report.
- 2.3. The remainder of this report sets out various strategies, objectives and initiatives that have been undertaken as part of our obligations to actively deliver our Biodiversity Duty.

3.0 Biodiversity net gain information

How we have prepared for mandatory biodiversity net gain (BNG)

- 3.1. Where statutory exemptions did not apply, mandatory biodiversity net gain (BNG) came into effect on 12 February 2024 for major developments and for non-major developments on 02 April 2024. To ensure that the Council met its BNG obligations it undertook initial preparatory actions.

Securing In-House Ecological Expertise

- 3.2. This initially involved development of the Biodiversity and Ecology Lead Officer post and then providing full support for that expertise to enable it to grow and integrate with the Council's functions. Government financial support via its 'Biodiversity Net Gain Grant'

scheme has been fully utilised by the Council, and this funding significantly underpinned this important preparatory work.

- 3.3. During the reporting period a second post, Biodiversity and Ecology Officer, was developed and successfully recruited for. The Council now has an Ecology Team of two very experienced officers, both been recruited from the private sector and who have brought considerable depth of experience to their positions.

Software

- 3.4. Mindful that both onsite and offsite biodiversity gains will have to be delivered for a period of not less than 30 years, the Council invested in a subscription to utilise specialist software that has been developed to ease administrative burdens and facilitate management of the future monitoring of on-site BNG.

Strategic Significance

- 3.5. In the absence of a Local Nature Recovery Strategy covering the District, officers prepared an interim, evidence based, document to define how the Council considered that 'strategic significance' should be applied within Statutory Biodiversity Metric calculations supporting development proposals. This document was subsequently approved by Cabinet in February 2024 and has subsequently been used to inform and guide BNG assessments within the District.

Significant On-Site Enhancement

- 3.6. Specific criteria to determine what constitutes 'significant on-site enhancement' is absent both within the relevant legislation and Government guidance. Consequently, officers prepared a document defining what the Council considered 'significant on-site enhancement' should be. The document was subsequently approved by Cabinet in February 2024 and has, and continues, to underpin decisions on development proposals, ensuring that proposed on-site gains are secured via relevant planning conditions.

Local Validation Checklist

- 3.7. We have added a specific section to our Local Validation Checklist to ensure that in addition to the statutory minimum requirements for information relating to mandatory biodiversity net gain, sufficient information is provided with development proposals, to ensure that fully informed planning decisions are made.

Fees and Charges

- 3.8. We have developed specific fees and charges to assist with ensuring sufficient resources are available to enable us to deliver our statutory duties regarding mandatory BNG and to also provide help and support for developers and landowners. These specifically cover the following services:
- Pre-application advice regarding BNG matters;
 - Advice for landowners developing potential Habitat Banks; and
 - Monitoring delivery of 'significant on-site enhancement'.

How we have ensured proper application of mandatory biodiversity net gain in our Development Management functions.

Development Management Process

3.9. The functions of the ecology officers have been set out in Paragraph 1.8. For all planning applications that are not exempt from mandatory BNG this has involved:

- Assessing and supporting the Planning Development Team's Technical Support Officers regarding validation of submitted applications;
- Analysing BNG assessments for accuracy and realistic delivery;
- Providing recommended planning conditions to secure on-site BNG; and
- Advising on appropriate fees for monitoring agreed on-site BNG for 30 years to then be secured via an appropriate legal agreement.

Approved Biodiversity Gain Plans

3.10. Although this reporting period covers nearly 23 months since mandatory BNG came into force, within this period no approved applications have subsequently progressed to the point of discharging their deemed biodiversity gain condition. This is likely a reflection of the time between validation and approval of applications, the fact that approved applications have three years to implement their approval, and some approved developments are never implemented.

3.11. However, officers are aware of three applications that have commenced development within the reporting period having failed get approval of their Biodiversity Gain Plans. This is of concern, and replicates what other officers in other local authority areas have also experienced. A factor considered likely to increase the likelihood of this occurring is the fact that Government guidance is that the deemed biodiversity gain condition should not be included within the list of conditions on a planning decision notice, but be provided as an informative note on the notice amongst other notes. Officers consider that this then fails to convey the importance of the note and need to discharge the condition, it effectively gets lost. In response to this, the format of the Council's decision notices has been amended to provide the note at the start of the notice immediately before the list of conditions, thereby continuing to follow Government guidance by not including it in the list conditions, but bringing it to the immediate attention of the reader.

3.12. Because of concerns regarding failures to discharge the deemed condition prior to commencement of approved developments, it is the intention to report on this matter in the next, and future, Biodiversity Reports.

How we plan to meet our BNG obligations in the next reporting period

Proposed Actions

3.13. Officers will continue to implement the functions and actions outlined above.

Recording

3.14. In the anticipation that Biodiversity Gain Plans will be approved in the next reporting period the following information will be recorded:

- The number of biodiversity gain plans approved
- The split between on-site and off-site gains and statutory credits

- The net gain in number of units and average percentage gain across approved biodiversity gain plans
- The number of and net change in biodiversity units and area split by habitat type, for example, grassland
- The number of approved biodiversity gain plans that impact on irreplaceable habitat
- The location and number of approved offsite biodiversity units
- The results of monitoring activity at a habitat level

Anticipated Future Biodiversity Gains

- 3.15. Whilst there is nothing to report within this reporting period in respect of biodiversity gains secured through the approval of Biodiversity Gain Plans details of planning applications submitted since the onset of mandatory BNG will provide context for the next Biodiversity Report. The table below summarises details for planning applications subject to mandatory BNG that have been granted approval within the reporting period.

Planning Applications subject to mandatory BNG determined between 12 February 2024 and 31 December 2025		
Item	Major Developments	Non-major Developments
Total Number Approved		
Total Number of Biodiversity Gain Plans Approved		
Number of approved developments that have commenced without an approved Biodiversity Gain Plan		
BNG Assessment will require final amendments post approval before discharge of the BGP		
BNG Assessment accurate and approved at determination.		
BNG likely to be delivered entirely on-site		
BNG likely to be delivered part on-site and part off-site.		
BNG likely to be delivered entirely off-site		
Statutory Biodiversity Credits likely to be used for part or all the offsite requirement.		
Significant on-site enhancements and have been		

Planning Applications subject to mandatory BNG determined between 12 February 2024 and 31 December 2025		
Item	Major Developments	Non-major Developments
secured via a planning obligation.		
Likely approximate total Habitat Unit gain		
Likely approximate Hedgerow Unit gain		
Likely Watercourse Unit gain		

Reporting Frequency

- 3.16. Local Government Reform will occur during the 5-year period following this reporting period. This invariably has the potential to impact on our future actions. Following the Governments consultation on BNG during 2025, change to the mandatory BNG process are anticipated. For these reasons a shorter reporting interval is considered appropriate. Consequently, our next reporting period will be between 01 January 2026-31 December 2026, and we will report annually thereafter.
- 3.17. Annual reporting provides an opportunity to showcase the Council's commitment to delivering BNG within the District.

How we have supported the development of a local BNG market

- 3.18. One element of Ambition 6 of the Council's Community Action Plan is to *"To play an active role in biodiversity net gain for the district, including the potential to own our own biodiversity offset sites, as well as looking at how our own developments can contribute."*
- 3.19. The Council undertook a 'call for sites – expressions of interest' exercise in the spring of 2024 to raise awareness of the need for commercial 'habitat banks' within the district.
- 3.20. Officers have spoken at two 'local farmers' groups to raise awareness of potential opportunities for diversification into commercial 'habitat banking'.
- 3.21. Subsequently, officers have continued to respond to and work with landowners expressing an interest in developing a 'habitat bank'.
- 3.22. At the end of the reporting period two emerging habitat banks were sufficiently advanced in their plans to be likely to begin to operate early in 2026. Progress on this matter will be provided in the next Biodiversity Report for 2026.

How we have considered use of our own land as a biodiversity gain site

- 3.23. In September 2025 Cabinet approved the use of 11.36 ha of Council owned land for the purpose of creating Habitat Banks to primarily provide offsite biodiversity units for its own developments. Cabinet also approved a budget allocation to support the initial development of this land. Progress on this matter will be provided in the next Biodiversity Report for 2026.

3.24. Proposals are currently being worked up and progress will be reported in the next Biodiversity Duty Report for the Year 2026.

Other actions we have taken to facilitate biodiversity net gain

In-house Training

3.25. Officers have:

- Provided in-house training for colleagues and members; and
- Prepared Technical Information Notes for colleagues covering topics like validation, decision notice informative notes and BNG planning conditions and legal agreements.

Ecologists Forum

3.26. Officers organised an Ecologists Forum in February 2025 to which ecologists known to work within the District and other partner groups like neighbouring Local Planning Authority Ecologists and Nottinghamshire Wildlife Trust were invited to attend.

3.27. This was attended by 34 ecologists working in the private sector and 35 partners and internal work colleagues. The objective of the day was to promote good practice in ecological assessments by sharing experiences from the perspective of the local planning authority ecologists reviewing assessments, and the professional ecologists who prepare them.

3.28. The forum provided an opportunity to demonstrate the Council's commitment to ensure effective delivery of BNG within the District and to assist and support the important work undertaken by professional ecologists.

3.29. The event was very successful and represented a unique approach being taken by the Council. Therefore, it is being repeated in 2026 and will be reported in the next Biodiversity Report.

4.0 How we have considered other strategies

The Nottinghamshire and Nottingham Local Nature Recovery Strategy

4.1. NSDC has played an active role as a supporting authority to Nottingham County Council as it fulfilled its role as the 'responsible authority' to produce the Nottinghamshire and Nottingham Local Nature Recovery Strategy. This involved engagement in workshops, commenting on drafts, providing constructive suggestions and finally providing Cabinet endorsement of the LNRS which was then published on 10 November 2025.

5.0 How we have raised awareness and educated the community

5.1. During the reporting period the Council's Environmental Services team have undertaken many public engagement activities like guided wildlife walks and 'bee bomb' making and meet the Ranger sessions where nature-based activities were provided. This year this has been supported by the creation of a new classroom space on Sconce and Devon Park.

5.2. Also, via its website, the Council has provided directions to other nature-based activities and to other organisations which promote biodiversity and nature conservation awareness.

- 5.3. In Hawtonville Environmental Services have been working closely with the Woodland Trust on a Tree Equity Scheme. Statistical analysis conducted by the Trust highlighted that Hawtonville has one of the lowest canopy covers of the district so targeted tree planting has been conducted to help address this. We have also been working closely with members from the REACH charity, YMCA and local residents to encourage them to look after trees and care for them in the long term.
- 5.4. Over the summer members of the Environmental Services team worked with local schools, home schooling groups, highways England and local artists to transform the Farndon Road underpass to reflect our 'Motion for the Ocean' messaging.



Report to: Cabinet Meeting - 24 March 2026

Portfolio Holder: Councillor Simon Forde, Climate and the Environment

Director Lead: Matt Finch, Director - Communities and Environment

Lead Officer: Ryan Oliff, Waste and Recycling Manager, Ext. 5682

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Introduction of a Pilot Food Waste Collection for Domestic Properties ahead of the Statutory Rollout in 2027
Purpose of Report	To seek approval for a proposal to introduce a pilot scheme of around 3,000 properties in September 2026 in preparation for the full District wide introduction of the service in October 2027. This is in accordance with the Council's ambitions to 'Reduce the impact of climate change and protect and enhance green spaces' and within the statutory responsibilities placed upon the Council.
Recommendations	That Cabinet approve: a) the implementation of a six-month food waste collection pilot across two rounds of approximately 1,500 properties each; b) the comparative testing of provision versus non-provision of compostable liner bags; c) a further report being brought to the Cabinet in spring 2027, detailing the pilot outcomes and recommendations prior to the District wide rollout; d) a Capital budget of £27,500 for the purchase and delivery of 3,300 external food waste caddies, 3,200 internal food waste caddies, to be funded from the Food Waste Reserve; and e) a revenue budget of £9,500 for the six-month supply of caddy liners for 1,500 properties, communication material and hiring a van to deliver the caddies, to be funded from the same ring-fenced reserve.

Alternative Options Considered	Consideration was given to not running a pilot food waste round and base future round sizes and expected yields on general benchmark data that is available. However, the Council wishes to maximise use of the service to benefit residents, provide value for money and increase recycling, rather than simply deliver the service. A pilot is deemed a positive development in order to achieve this ambition.
Reason for Recommendations	The proposal aligns with the community plan to enhance the climate and the environment and provide value for money, whilst there is also a statutory requirement to provide a kerbside food waste collection service from October 2027.

1.0 Background

- 1.1 In November 2021, the Environment Act was mandated. One of the key outcomes from the Act was the introduction of consistent waste and recycling collections (branded as 'Simpler Recycling') with a mandate for local authorities to collect food waste from the kerbside on a weekly schedule.
- 1.2 In October 2021, the Government declared the availability of £295-million of new burdens funding for local authorities to implement food waste collection programmes. The funds would be allocated on a formula-based system rather than individual local authorities submitting applications to bid for the funds. In 2024/25, the Council received capital funding totalling just over £1 million through the Government's New Burdens Fund to support the implementation of food waste collections. A funding gap of £211,701 was highlighted and filled with Capital funding. This covered the cost of vehicles and caddies for the 2027 roll out.

Payments from the Extended Producer Responsibility scheme started in 2025-26 with local authorities receiving regular quarterly payments which are intended to be ring fenced specifically for improving waste and recycling infrastructure and services and it is intended that this funding will help support the collection of this new service.

- 1.3 In June 2025, a report was presented to Cabinet outlining the vehicle and other resources required to implement food waste collections in October 2027.
- 1.4 As we move towards this date a decision is being sought to approve two pilot food waste collection rounds for six months from September 2026. This pilot will look to draw on a proportion of the government funding.

2.0 Proposal/Options Considered

- 2.1 Given that domestic food waste collections will represent a new waste stream for the Council, it is considered both prudent and operationally necessary to undertake a pilot ahead of full District-wide implementation. The pilot will enable the Council to gather essential data and experience regarding service delivery, resident participation, the effectiveness of resident engagement, experience of fleet issues and the comparison on participation rates and tonnages from those that we issue

compostable/degradable bags to and those that we don't and the operational impact on existing waste streams.

- 2.2 It is proposed that the pilot be based on two food waste collection rounds, covering approximately 3,000 properties. The areas identified for the pilot are Southwell, Lowdham and Yorke Drive and the Hawtonville estate in Newark, which offer a suitably mixed demographic for the pilot. One of the key variables the pilot will test will be the inclusion of compostable/degradable bags. The pilot areas have been chosen to provide a mix demographic, whilst being operationally achievable within the capacity available within the pilot and to reflect tipping arrangements in Colwick in Nottingham.
- 2.3 Research has shown that there is a 10% annual replacement rate for external caddies as they are lost, damaged, stolen or re-purposed so an order of 3,300 is required. There is a smaller replacement rate for internal caddies as they are not presented on the street so 3,200 will be ordered.

Item	Quantity	Cost
Capital		
External Food Waste Caddies	3,300	21,250
Internal Food Waste Caddies	3,200	6,250
Total Capital		27,500
Caddy Liners	1,500 x 52 bags	4,000
Van Hire	x1	500
Communications	2 x leaflets, 1 x sticker	5,000
Total Revenue		9,500
Grand Total		37,000

- 2.4 Following research and sector guidance, autumn has been identified as the most effective time to introduce a new waste stream. As such, the proposed start date for the pilot is week commencing 28th September 2026. The six-month pilot scheme will allow for some seasonal variations, particularly over the Christmas/New Year period when we would expect the most food waste.

There is a period of 6 months following the conclusion of the pilot before the district wide service will commence. The data and experience gathered throughout this pilot will help with the planning for the rollout and for ensuring that the new service is as operationally prepared as possible.

It is the intention to continue with the food waste collections for the households included in the pilot scheme which will take us up to when the rest of the district will go live with the service in October 2027.

A recommendation on whether to continue to supply bags will be made after reviewing the data following the conclusion of this pilot scheme and will also update on what partner authorities intend to do given the context of Local Government Reorganisation.

- 2.5 Whilst not all local authorities in Nottinghamshire intend to adopt a pilot, a unified and consistent approach to the caddies was agreed with other Districts and Boroughs with each householder due to be issued with a black 23L external food waste caddy which the operatives will collect from. They will also be issued with a silver/light grey 7-litre internal kitchen caddy.
- 2.6 The resident will empty the 7-litre caddy into the 23-litre caddy as/when required ready for collection. The 23-litre caddy will need to be presented in the same way that a wheeled bin would be, and collections will take place on the same day every week.
- 2.7 The distribution of the caddies would take place a week before the collection start and will be carried out with existing waste management staff. They will use a 7.5t box van and the distribution would be done over a period of 2-3 days.
- 2.8 The rounds will differ as follows:
- Round 1 will be provided with a six-month supply of liners to assess participation, contamination and the operational impact of managing the provision of liners.
 - Round 2 will not be provided with liners so they have the option of lining with newspaper, disposing of the food waste loose or they can purchase their own liners.

The on-going cost of replacing liners for all participating householders across the district would be approximately £50,000-£60,000 so it is important to understand the impact of supplying these or not to ensure value for money.

- 2.9 Round 1 and Round 2 collections will be carried out on consecutive days by the same crew (1 Driver and 1 Waste Operative).

Currently, this team collects additional “Simpler Recycling” materials — such as plastic trays, cartons and foil — separately from trade waste customers. These materials are transported to a waste transfer facility in Colwick, as they are not included in the general recycling mix (paper, cans, plastic bottles, etc.).

This separate collection arrangement will end in March. From April onwards, both the main sorting facility in Mansfield and the waste transfer station in Newark will be able to accept these materials as part of the standard mixed recycling stream, in line with the broader Simpler Recycling changes.

As a result, the crew will no longer need to collect these materials separately, freeing them up to be redeployed to this service from September.

They will be utilising the vehicle which is currently used for commercial food waste collections on its non-operational days. This vehicle is the same specification as the vehicles that have already been ordered for the district wide food waste collections as per the Cabinet decision in June last year, so will provide continuity and an opportunity to test on domestic collections.

- 2.10 Research carried out by WRAP (Waste and Resources Action Programme) suggests that an average performing food waste collection service will achieve a participation rate of 35%-55% with the set-out rate 10-15% lower than this (not all households take part every week). It is proposed to use the middle figure of 45% for modelling the pilot area.
- 2.11 A waste composition analysis carried out recently on a sample of residual waste bins across Nottinghamshire showed that residents in Newark and Sherwood produced the most food waste averaging 3.84KG per household per week. The average across Nottinghamshire was 2.89KG. This is on a par with a national average of 3KG per week that WRAP suggests you would be expected to collect.
- 2.12 It is therefore expected that if 45% of the 3,000 participating households each presented 3.4KG of food waste, we would expect to collect approximately 4.59 tonnes per week.
- 2.13 The food waste that is collected will be taken to the site where our commercial food waste is taken which is operated by a company called Bio-Dynamic and is located in Colwick, Nottingham NG4 2JR.

Objectives

- 2.14 The pilot aims to:
- Measure capture rates (kilogrammes per household per week)
 - Assess contamination levels and types
 - Evaluate operational efficiency and crew productivity to establish if the round sizes are correct
 - Understand resident satisfaction and behavioural response to the new scheme by monitoring feedback/complaints or any surveys that could take place
 - Identify communication and engagement requirements and assess the impact and feedback of communication channels
 - Compare the participation rates and other performance indicators between rounds
 - Assess the cost/benefit implication of supplying food waste liners when launching the service in October 2027.
- 2.15 A review of key performance indicators will be evaluated as part of a further report to be presented to Cabinet upon the conclusion of the food waste pilot, which is likely to be in the Spring of 2027.

Benefits

- 2.16 Running a controlled pilot offers significant strategic and operational benefits. There will be more evidence-based decision making as the data that is gathered will be localised rather than based on national averages. Understanding the likely participation rates and tonnage yields will assist with more accurate modelling for resource requirements and the design of the collection rounds.

- 2.17 Assessing the impact of supplying food caddy liners will help inform decisions prior to potential large-scale procurement and the budgetary commitment this will bring.
- 2.18 The food waste pilot will be very useful to refine the collection methodology by gathering feedback from the operatives. The 6-month period will also give us an insight into the demand for container replacement rates and how many are lost or damaged which will allow for more a more accurate order when going district wide.
- 2.19 The food waste pilot will be very useful from a workshop/fleet perspective. The vehicle has not been utilised to collect the tonnages that we anticipate collecting so there is an opportunity to identify any mechanical faults or other vehicle issues so that we can be better prepared for managing the fleet prior to the full roll out.
- 2.20 By identifying common contaminants and other operational barriers along with customer feedback which maybe resulting in a low participation, it can help develop more targeted communication messages.

3.0 **Implications**

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Yes	Equality & Diversity	Yes
Human Resources	Yes	Human Rights	N/A
Legal	Yes	Data Protection	N/A
Digital & Cyber Security	N/A	Safeguarding	N/A
Sustainability	Yes	Crime & Disorder	N/A
LGR	Yes	Tenant Consultation	N/A

Financial Implications (FIN25-26/2273)

3.1 **Capital**

The Capital budget required of £27,500 for the food waste bins and the caddies can be financed by the Residential Food Waste Reserve which has an estimated uncommitted balance of £0.891m as at 31 March 2027. This will ensure ongoing revenue impacts of the scheme are kept to a minimum.

3.2 **Revenue**

The revenue requirement of £9,500 covers:

- Caddy liners
- Van hire
- Communications (leaflets and stickers)

This £9,500 can be funded from the Food Waste Reserve initially, with a view to reviewing the final outturn position of the business unit at the end of the year. If the

business unit is in a favourable position (underspend), the cost will be absorbed within existing budgets, and the reserve would not be required for this cost.

- 3.3 This approach ensures flexibility while maintaining overall financial control and allows appropriate year-end adjustments depending on outturn performance.
- 3.4 As per paragraph 2.8, the use of caddy liners will be included in 1 of the 2 rounds. Should the outcome of the pilot demonstrate that providing liners leads to increased food waste capture and higher tonnage, continuing the provision of liners would have an ongoing revenue budget impact from 2027/28 onwards, which is not currently built into the base budget for 2027/28. This cost pressure would, however, sit alongside an increase (although currently unknown) in recycling credit income, and both elements will need to be considered together as part of future budget planning.

Legal Implications LEG2526/9081

- 3.5 The Council has a duty under the Environmental Protection Act 1990 to arrange for both the collection and disposal of household waste.
The Environment Act 2021 received Royal Assent on 9 November 2021. Section 57 (4) of the Act introduces a new section 45A into the Environmental Protection Act 1990 which requires the separate collection of food waste for recycling, at least once a week. The new duty imposed on English councils in May 2024, by the Consistency in Household and Business Recycling in England: Simpler Recycling, brought into force additional regulations for weekly food waste collections for domestic premises to commence by 31 March 2026. The Council has approval from DEFRA to defer the implementation of food waste collection October 2027.
- 3.6 The disposal of the waste obligation will be met through existing contractual arrangements with the County Council and legal advice should be sourced in respect of any change to contractual arrangements going forward.
- 3.7 The procurement of caddies, food waste bins will be undertaken jointly with a neighbouring authority. Legal advice should be sourced in respect of any further contractual arrangements entered into.
- 3.8 Any procurement processes associated with the roll out of the pilot and permanent scheme will be in accordance with the Council's Contract and Procurement Procedure rules and the Public Procurement Regulations, and the contract documentation will in a form approved by legal officers.

Human Resources Implications

- 3.9 No additional staff will be required for the pilot food waste scheme.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None.



Report to: Cabinet Meeting - 24 March 2026

Portfolio Holder: Councillor Claire Penny, Sustainable Economic Development

Director Lead: Matt Lamb Director – Planning & Growth

Lead Officer: Matthew Norton, Business Manager Planning Policy & Infrastructure, Ext. 5852

Report Summary	
Type of Report	Open Report / Key Decision
Report Title	Supplementary Planning Documents
Purpose of Report	To seek approval from Cabinet to consultant on the Draft Interim Affordable Housing Supplementary Planning Document (SPD) and the Draft Developer Contributions & Planning Obligations SPD.
Recommendations	That Cabinet approve: a) the proposed SPDs at Appendices A & B to the report; and b) public consultation be undertaken for 6-weeks on the proposed amendments for referral back to Cabinet for adoption.
Alternative Options Considered	Cabinet has already agreed to produce SPDs on Affordable Housing and Developer Contributions & Planning Obligations therefore no alternative options have been considered at this point.
Reason for Recommendations	To allow the District Council to consult on the Draft SPDs.

1.0 Background

- 1.1 The Government has legislated that as part of the new plan making system SPDs cannot be adopted after the 30 June 2026. Cabinet agreed at the 24 February meeting that in advance of this deadline that the updating of two existing SPDs should be prioritised. This was because the Affordable Housing and the Developer Contributions & Planning Obligations SPD support the delivery of, affordable housing, important facilities and infrastructure that help create sustainable communities.

- 1.2 It should be noted that the proposals in this report represent a Key Decision. Whilst this details of this report were not published in the Forward Plan this is because Cabinet did not agree to produce the SPDs until the 24 February 2026. The decision of the 24 February was in itself a Key Decision. It is not possible to wait until 21 April 2026 Cabinet to consider the proposed SPDs as consultation is required to be undertaken and reported back to Cabinet on the 9 June 2026 to meet the 30 June 2026 deadline for SPD.
- 1.3 Therefore, to meet the requirement of Cabinet's earlier key decision it needs to be considered at this meeting. In line with the General Exception procedure outlined in Part D of the Council's Constitution the Monitoring Officer has written to the Chair of Policy & Performance Improvement Committee setting out that the decision cannot reasonably be deferred and has made copies of this notice available in line with the Constitution.
- 1.4 The Draft SPDs have been considered and endorsed (subject to a small number of minor amendments) by the Planning Policy Board at its meeting on the 4 March.

2.0 Proposals

Affordable Housing SPD

- 2.1 As outlined in the Council's Community Plan (2024-2027), The Council's Community Plan sets out the objectives for sustaining the strength of the District's community and outlines how these will be achieved. The Affordable Housing Supplementary Planning Document (SPD) provides guidance on how the policies within the Newark & Sherwood Amended Core Strategy (2019) and Allocations and Development Management DPD should be implemented. Its purpose is to secure affordable housing as part of new development.
- 2.2 The District Council began a review of the SPD, including a round of public consultation in 2024. However, changes in national planning policy and delays due to the examination of the Amended Allocations & Development Management led to a pause.
- 2.3 Since its adoption in 2013, there have been changes to national and local planning policies, guidance and evidence. The Amended Core Strategy was adopted in March 2019 and there have been numerous updates to the National Planning Policy Framework (NPPF) since it was first published in 2012. The current NPPF was published in December 2024, and the Government has recently consulted on a new style document with a number of revisions.
- 2.4 As set out above our own plan making work has been affected by the changes to national policy and therefore, we have had to set out main modifications to the plan to deal with these changes. As such the Affordable Housing policies are an outstanding element of the examination of the Amended Allocations & Development Management DPD. Therefore, until we know the outcome of the Inspectors Report we are not going to be able to progress a full SPD based on new policy.

- 2.5 The approach taken therefore has been to evaluate national and local policy, both current and emerging and seek to identify how the policy framework should be implemented in the interim. The interim SPD is attached at **Appendix A**. It provides significant detail about the implementation of affordable housing but in summary the SPD sets out that the following policy requirements apply:

Summary of Affordable Housing Requirements in Newark & Sherwood	
Target	30% affordable housing on all qualifying sites
Qualifying sites	Sites of 10 dwellings or sites of 0.5 hectares or more
Tenure mix of affordable housing	60% Social or affordable rent 40% Affordable home ownership products
Sites which need to meet the 'Golden Rules' for development on greybelt land in the greenbelt	45% affordable housing on all relevant sites meeting the 60%/40% tenure mix set out above

Developer Contributions & Planning Obligations SPD

- 2.6 As outlined in the Council's Community Plan (2024-2027), delivering infrastructure that supports growth is a key priority. The Developer Contributions & Planning Obligations Supplementary Planning Document (SPD) provides guidance on how the policies within the Newark & Sherwood Amended Core Strategy (2019) and Allocations and Development Management DPD should be implemented. Its purpose is to ensure that all necessary infrastructure required is identified and delivered.
- 2.7 Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in [regulation 122](#) of the Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. These tests apply whether or not there is a levy charging schedule for the area.

- 2.8 As with the Affordable Housing SPD since adoption in 2013, there have been changes to national and local planning policies, guidance and evidence which impact on the SPD. The Council has continued to update evidence to support the review of the Amended Core Strategy and Allocations and Development Management DPD (collectively 'Local Development Framework' or LDF), ensuring they remain up to date. The following evidence has informed the update of the LDF and Developer Contributions SPD:
- Newark & Sherwood Open Space Strategy (2022)
 - Newark & Sherwood Playing Pitch Strategy (2023)
 - Newark & Sherwood Sports & Recreation Facilities Strategy (2023)

- Nottinghamshire County Council Developer Contributions Strategy (2024)
- Newark & Sherwood Infrastructure Delivery Strategy (2023)
- Newark & Sherwood Whole Plan Viability Assessment (2024)

2.9 The Draft Developer Contributions & Planning Obligations SPD is attached at **Appendix B**. Part 1 of the SPD sets out the overall context of developer contributions and Part 2 of the SPD sets out the types of obligation that the Council may seek to secure from development. This includes Affordable Housing, Community Facilities, Education, Libraries, Health, Open Space, and Transport. It identifies the relevant policy basis, types of development to which the obligation will apply, thresholds over which the obligation will be sought and, where possible, the basis on which the level of obligation will be calculated.

Recommendations and Next Steps

2.10 It is proposed that the draft SPDs, in Appendix A and B are approved for consultation. This is planned to take place between April and May 2026 so that they can be presented to Cabinet on the 9 June for adoption.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection; Digital & Cyber Security; Equality & Diversity; Financial; Human Resources; Human Rights; Legal; Safeguarding & Sustainability and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Implications Considered			
Yes – relevant and included / NA – not applicable			
Financial	Y	Equality & Diversity	n/a
Human Resources	n/a	Human Rights	n/a
Legal	Y	Data Protection	n/a
Digital & Cyber Security	n/a	Safeguarding	n/a
Sustainability	n/a	Crime & Disorder	n/a
LGR	n/a	Tenant Consultation	n/a

Financial Implications FIN25-26/4361

3.1 No direct financial implications have been identified in this report. The updated SPD will set out how the Council will go about securing financial contributions in relation to affordable housing and infrastructure. These contributions will be reported in the Infrastructure Funding Statement which is published by the Council every December.

Legal Implications - LEG2526/3069

3.2 The requirements on a Local Planning Authority for producing an SPD are contained within the Town and Country Planning (Local Planning) (England) Regulations 2012. This report contains the Legal considerations to this stage in the process to produce an SPD and has identified the requirement to consult on the proposed SPD. Should

the SPD be adopted it will give the Council robust policy backing and a consistent approach for securing planning obligations in relation to development.

The report outlines at paragraphs 1.2 and 1.3 the considerations in relation to the taking of an urgent decision and has confirmed the procedure for taking urgent decisions in Part D of the Council's Constitution has been complied with and Cabinet are still able to consider this report.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None



Newark & Sherwood Local Development Framework

Draft Interim Affordable Housing Supplementary Planning Document

March 2026

Document Passport

Title: Newark and Sherwood Draft Interim Affordable Housing Supplementary Planning Document

Status: Consultation document

Summary: This Draft Interim Affordable Housing Supplementary Planning Document (SPD) sets out proposals for how the District Council will seek to secure Affordable Housing as part of new housing developments. It sets out the policy context for such housing, then details of how the District Council will seek to negotiate these matters and how the issue of viability will be considered. The document also provides guidance on Affordable Housing in rural areas.

Consultation Summary: The consultation will focus on seeking views from local residents, landowners, developers, town & parish councils, registered housing providers and other interested parties.

Date of Approval for Consultation: 24 March 2026

Route of Approval for Consultation: Planning Policy Board 4 March 2026 , Cabinet 24 March 2026

Proposed Consultation period: April and May 2026

Copies are to be deposited at the main Council office at Castle House, Great North Road Newark NG24 1BY (open between 9.00 a.m. and 5.00 p.m. Monday to Friday), the District's libraries and the Council's website: www.newark-sherwooddc.gov.uk/affordablehousingspd/

After the consultation: The District Council will consider the responses made to this document and, taking these into account, prepare a finalised Interim Affordable Housing Supplementary Planning Document which will be reported to Cabinet for adoption as part of the Local Development Framework

Estimated Date of Final Adoption: June 2026

Matt Lamb MTCP MPA MRTPI
Director of Planning and Growth
Newark & Sherwood District Council
Castle House
Great North Road
Newark
NG24 1BY

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1 INTRODUCTION

PURPOSE AND SCOPE OF THE INTERIM AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

- 
- 1.1 Since the last Affordable Housing SPD was adopted in 2013, significant change has occurred in the planning system which requires an up-to-date SPD to assist in securing affordable housing as part of new development. Ideally this SPD would have followed the introduction of the new NPPF and the Amended Allocations & Development Management DPD, which is currently at examination. However the government have indicated that Supplementary Planning Documents cannot be prepared and adopted after the 30th June 2026. In order to ensure that the Council has appropriate guidance in place before a new Local Plan is prepared, it has taken the decision to produce an Interim SPD. The aim of this SPD is to provide a context for planners, developers and other interested parties of on the approach that Newark & Sherwood District Council will take to these matters.
- 1.2 At present the policy context at national level is the February 2025 National Planning Policy Framework which sets out government expectations in relation to the planning system and affordable housing. More recently the government has published a draft NPPF which it has recently finished consulting upon. This new format NPPF sets out clear plan making and decision making national policies on all aspects of the planning system including affordable housing. This new style NPPF will sit alongside a new Local Plans system which aims to introduce quicker plan making, which has led the government to restrict the introduction of SPDs post June 2026.
- 1.3 The local policy context is that affordable housing policies are contained within the Amended Core Strategy (Adopted March 2019):
- Core Policy 1 Affordable Housing
 - Core Policy 2 Rural Affordable Housing
- 1.4 Changes to National Policy subsequent to the adoption of the Amended Core Strategy in 2019 means that our existing policies do not reflect the following:
- previously Affordable Housing could only be secured on sites of 11 or more dwellings, and now they can be secured on sites of 10 or more;
 - that alongside the dwelling number trigger, a combined gross floor space of more than 1000sqm was also included however now this has been replaced with a 0.5 hectares trigger;

In order to address these changes, the Council has prepared comprehensive new Affordable Housing policies in our Amended Allocations & Development Management DPD. This was submitted for examination in January 2024.

- 1.5 Following the hearing sessions the Inspector identified a number of main modifications that were consulted on in autumn 2025. This included changes to the affordable housing policies that reflected previous versions of the NPPF. These were superseded by the 2025 NPPF. Therefore in writing their report the Inspector will need to consider how best to marry together the various changes to national policy in the Affordable Housing policies within the Amended Allocations & Development Management DPD.
- 1.6 Given the level of change and complexity that exists, it is proposed to provide guidance on the current position and how Affordable Housing should be secured. It is not the intention of the Interim SPD to introduce new policy but to provide the context for the implementation of existing policy in the new circumstances.

2 NATIONAL AFFORDABLE HOUSING POLICY

- 2.1 This Chapter sets out in more detail current national policy and the emerging direction of national policy in the draft NPPF and government consultations.

Current National Planning Policy

- 2.2 The [National Planning Policy Framework](#) (December 2024) (NPPF) sets out the Government's key objectives for housing, which is to significantly increase the delivery of new homes by:

- Increasing significantly the supply of housing;
- Encouraging a significant amount and variety of land with planning permission to be developed without unnecessary delay;
- Delivering a wide choice of high-quality homes that people want and need; and that meet identified housing need and the needs of specific groups;
- Widening opportunities for home ownership by supporting the development of entry-level homes suitable for first time buyers (or those looking to rent their first home);
- Creating sustainable, inclusive and mixed communities, including through the regeneration and renewal of areas with poor housing.

- 2.3 The NPPF sets out the following guidance:

Paragraph 35

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required.

Paragraph 65 & Annex 2

Paragraph 65 of the NPPF establishes that the provision of Affordable Housing should not be sought for residential developments that are **not major developments** other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). (It should be noted that Newark & Sherwood does not have any designated rural areas under the terms of the NPPF -although see 4.18 for rural protections on housing association properties). Major development is defined as:

"For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more." (NPPF, Annex 2 Glossary)

Paragraph 65

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any Affordable Housing contribution due should be reduced by a

proportionate amount. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt.

Paragraph 66

Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

- 2.4 The NPPF also sets specific requirements for affordable housing in the Green Belt. The current NPPF introduces the concept of grey belt which is lower quality greenbelt land which in certain circumstances can be developed for housing and commercial uses. In order for this development to be successful it must satisfy a number of 'golden rules'. Paragraph 157 states that "before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%"
- 2.5 The NPPF seeks to ensure viability of proposed housing, the costs of any requirements likely to be applied to development, such as requirements for Affordable Housing, should, when taking account of the normal cost of development and mitigations, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.
- 2.6 The NPPF defines Affordable Housing in the Annex 2 Glossary:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for

alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- c) **Discounted market sales housing;** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

2.7 The NPPF also states that the **First Homes** products defined in the Affordable Homes Update Written Ministerial Statement 2021 still applies. This states that “from 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of ‘affordable housing’ for planning purposes. The First Homes Criteria means:

- A First Home must be discounted by a minimum of 30% against the market value; and,
- after the discount has been applied, the first sale of the home must be at a price no higher than £250,000 (or £420,000 in Greater London).”

It should be noted that the NPPF makes clear that the requirement for 25% of affordable housing units secured through developer contributions set out in the statement no longer applies.

2.8 **Build to Rent** schemes are another type of Affordable Housing. The bullet points below define what these schemes are and outlines how these are distinct from other types of Affordable Housing. Build to Rent schemes are:

- Purpose built schemes and are typically 100% rented out.
- They can form part of a wider multi-tenure development comprising either flats or houses, thus successfully address the Affordable Housing needs of many demographics in the District. Dwellings however should be contiguous with the main development.
- Affordable Housing on build to rent schemes should be provided by default in the form of affordable private rent. Affordable private rent homes are at least

20% less than the private market rent. Build to rent Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

What isn't Affordable Housing

- 2.9 Defining and establishing what is and isn't Affordable Housing can be challenging at times as affordability is often subjective and average prices vary depending on the location in which the dwellings are situated. Affordable Housing is defined in NPPF and includes social and affordable rent, intermediate tenures such as Discount for Sale and shared ownership. These tenures provide housing with a minimum of 20% discount up to 50% discount from a market dwelling. It is expected that housing meeting this definition will be owned and managed by Registered Providers except in the case of discount for sale of which the conditions will be set out in a legal agreement.
- 2.10 The tables below list the different types of Affordable Housing products and state the conditions which would make them 'unaffordable'.

Table 1: Conditions which would make Affordable Rented Products Unaffordable.

What conditions would make these affordable rented products unaffordable?			
Affordable rented	Immediate rented	Social rent	Build to Rent
If letting rates for these homes are not 20% or more below local market rents then they are not considered to be affordable.	If letting rates for these homes are not 20% or more below local market rents then they are not considered to be affordable.	Homes are not considered to be 'social rent homes' if they are not around 50% of market rents .	Dwellings on 'build to rent' schemes are not considered to be affordable if they are not at least 20% less than the private market rent .

Table 2: Conditions which would make Affordable Home Ownership Products Unaffordable.

What conditions would make these affordable home ownership products unaffordable?	
Homes committed by developers to be sold at a discount	Discounted homes for first-time buyers
If the property being sold is not being sold at least 20% below local market value , the property is not 'affordable'	If the property being sold isn't 30% to 50% below market value , then it is not considered to be an 'affordable first home'. The value should be less than £250,000

Emerging National Planning Policy

- 2.11 As part of the Government's reform of the planning system a draft National Planning Policy Statement was issued for consultation in December 2025. The draft NPPF is written like a local plan and includes a number of draft policies both for plan making and decision making. The draft policy HO5: Meeting the needs of different groups includes guidance on affordable housing plan making:

1. The development plan should, at the most appropriate level, set out policies to address the housing needs of different groups assessed under policy HO1. This should include:

a. In relation to affordable housing:

i. setting requirements for the type and mix of affordable housing (applying the definition in Annex B) required to meet identified local needs, including the minimum proportion of Social Rent homes required, as part of major development. In Designated Rural Areas, development plans may set affordable housing requirements for residential developments which are not major development; and

ii. setting a specific affordable housing requirement (or requirements) for major development involving the provision of housing on land which is proposed to be released from the Green Belt, or which may be approved on land within the Green Belt.

2.12 The approach set out above reflects to a large extent current national policy. Of particular note is a requirement for a minimum proportion of social rent to be included within policy.

2.13 HO8 provides the draft national decision-making policy on providing affordable homes:

1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:

a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of homes built; or

b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.

2. Development proposals that include military affordable housing should not be required to meet development plan requirements for the mix of affordable housing tenures (including the minimum proportion of Social Rent). These proposals should:

a. Demonstrate an evidenced unmet need for military affordable housing (as provided by the Ministry of Defence); and

b. Meet development plan requirements for the proportion of affordable housing on the site. This includes where military affordable housing is the only form of affordable housing provided, or where military affordable housing is delivered alongside other tenures of affordable housing.

3. Where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, including the minimum proportion of Social Rent properties, a flexible approach should be taken to

the application of any development plan requirements relating to the size of market homes, taking into account prevailing market conditions.

- 2.14 It should be noted that the definitions of affordable housing remain the same apart from the new category of Military Affordable Housing:

e. Military affordable housing: meets all of the following conditions:

- (a) the rent is submarket military rent as determined by the Ministry of Defence; and
- (b) it includes provisions to remain as affordable housing for future eligible households, service personnel and veteran households (including widowed partners and spouses of service personnel), or for the subsidy to be recycled for alternative affordable housing provision

- 2.15 The Government is keen to assist small and medium sized developers deliver more housing. Affordable housing delivery in relation to negotiation of Section 106 planning agreements and securing a registered provider to take on the stock have been identified as issues. Whilst not in the draft NPPF itself, in the accompanying consultation the Government asks if developers of medium sized sites (between 10 and 50 dwellings) should have the discretion to provide a contribution in lieu of onsite provision. The Government have also published a policy paper called “Policy statement: a roadmap for Section 106 delivery in England” which sets out a number of measures and proposals to address the current issues relating to securing a registered provider, including guidance on appropriate flexibility in relation to requirements and the development of standard templates for section 106 agreements.
- 2.16 In summary national policy continues to promote affordable housing and seeks to secure this on site, with a range of tenures based on the same definitions. Emerging issues are the introduction of Military affordable housing as a new type of affordable homes, an expectation that a minimum percentage of social housing should be required and moves to seek off-site contributions for medium sized sites. Chapter three explains how national policy both current and proposed impacts on Newark & Sherwood Affordable Housing policy.

3 AFFORDABLE HOUSING POLICY IN NEWARK & SHERWOOD



- 3.1 This Chapter sets out affordable housing policy in Newark & Sherwood, discusses the implications of national policy and how affordable housing is secured in the district.

Newark and Sherwood District Council Community Plan 2023-2027

- 3.2 The Council's Community Plan sets out the objectives for sustaining the strength of the District's community and outlines how these will be achieved. One of the key objectives in the plan is to '*increase the supply, choice, and standard of housing*'. Newark and Sherwood District Council Community Plan for 2023-2027:

[Revised-Community-Plan-23-27.pdf](#)

Housing Strategy and Delivery Plan 2023-2028

- 3.3 The Housing Strategy sets out how the Council will continue to deliver high quality housing and housing services for all residents in Newark and Sherwood. The document sets out 4 key priorities. Priorities 2 and 3 are of relevance for this document. The Housing Strategy and Delivery Plan for 2023-2028 can be viewed following the link:

[Housing Strategy](#)

- 3.4 Priority 2 is '*delivering Affordable Housing to meet local need*'. The objectives for ensuring that this priority is met are:
- Understand the need for a full range of Affordable Housing in the District including type, tenure and location.
 - Deliver a range of affordable homes that meet the needs of local residents and workers.
 - Work in partnership with registered providers, private developers and local landowners to accelerate delivery of rural Affordable Housing.
 - We will explore opportunities to continue to deliver our Housing Revenue Account new build programme to provide additional affordable homes to add to the 350 already completed.
- 3.5 Priority 3 aims to focus on meeting people's housing needs. The objectives for ensuring that this priority is met are:
- Support residents to have a suitable home where they can live independently.
 - Consider how the strategy will address the varied housing needs of different groups i.e., older people, refugees, support for armed force.
 - Increase opportunities for people to access low-cost home ownership.

Establishing Housing Need in Newark & Sherwood

- 3.6 On a regular basis the Council carries out an assessment of housing need in the District to inform plan making and decision making. Current housing need information is set out in two documents, the Arc4 District Wide Housing Needs Assessment 2020 and the Arc4 Sub Area Summaries of Housing Needs Assessment 2020. These documents will be superceded by a revised Housing Needs Assessment available in July 2026. In addition, the Council has a programme of Parish Housing Needs surveys to provide evidence at a small settlement level. The documents provide up-to-date evidence to inform the strategies, policies and decisions of the Council and its partners.

- 3.7 **The District Wide Housing Needs Assessment** can be viewed on the Council's website:

[Housing-Needs-Study - Final-Report](#)

The report recommended that the target for 70% market and 30% affordable dwellings is maintained, with the Affordable Housing split between 60% rented and 40% intermediate.

- 3.8 The data for the sub area Affordable Housing needs data has been taken from the Arc4 District Wide Needs Assessment (2020) and the Sub Area Summaries of Housing Needs Assessment (2020). These documents provide information on the amount and types of Affordable Housing needed and can be viewed on the Council's website:

[District Wide Housing Needs Assessment sub area summaries](#)

- 3.9 When examining specific sub-areas, the order of demand, from highest to lowest, is as follows: Newark, Mansfield Fringe, Sherwood, Southwell, Rural South, Collingham, Sutton On Trent, and Nottingham Fringe. This should be considered when deciding where to prioritise the Affordable Housing development activities of the District Council and Registered Providers.

Planning Policy on Affordable Housing in Newark & Sherwood

- 3.10 Current planning policy on affordable housing is contained in the Amended Core Strategy (Adopted 2019). As explained in Chapter 1 the Council is updating this in its Amended Allocations & Development Management DPD. The Inspector is currently drawing up their report on the soundness of the plan. Main Modifications have been proposed to address the December 2024 NPPF, but broadly the new policies follow a similar path than those that are currently adopted. Similarly the proposals in the draft NPPF do not challenge the policies and approaches that Council has on affordable housing delivery.

Amount of Affordable Housing and thresholds

- 3.11 Core Policy 1 in the Amended Core Strategy (2019) requires a provision of 30% affordable housing and identifies the following qualifying thresholds:

- All housing proposals of 11 units or more or those that have a combined gross floor space of more than 1000sqm.

3.12 As explained in Chapter 1, this qualifying threshold has been superseded by changes to the NPPF. Since these changes we have been securing Affordable Housing based on National Policy, namely:

- All housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more.

This approach is mirrored in the updated Core Policy 1 contained within the Draft Amended Allocations & Development Management DPD currently under consideration by the Planning Inspectorate. With regard to overall amount this was proposed at 30% this amount is supported by the evidence presented on viability and need at the Amended Core Strategy and Amended Allocations & Development Management DPD examinations. Therefore:

Amount and threshold for affordable housing on new development

The amount of affordable housing will be **30%** on qualifying sites.

The threshold for qualification is all housing proposals of **10 units or more** or those that have a site area of **0.5 hectares or more**.

3.13 It should be noted that the Council has no policy on the provision of the NPPF regarding development of grey belt within the green belt and the so-called 'Golden Rules.' This is something that will be brought forward as part of any new Local Plan in the future. As such therefore the provisions in the green belt in terms of development of such sites is, in line with national policy as follows:

Amount and threshold for affordable housing in the greenbelt

The amount of affordable housing will be **45%** on qualifying sites.

The threshold for qualification is all housing proposals of **10 units or more** or those that have a site area of **0.5 hectares or more**.

Type

3.14 Core Policy 3 in the Amended Core Strategy (2019) sets out that the District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely:

- Family housing of 3 bedrooms or more
- Smaller houses of 2 bedrooms or less.
- Housing for the elderly and disabled population

- 3.15 Particular emphasis will be placed on securing smaller houses of 2 bedrooms or less and those for housing the elderly and disabled population.
- 3.16 Since the Amended Core Strategy (2019) was adopted, the Housing Need Assessment has been updated and as detailed above, new priorities have emerged. This will of course be updated again with the new Housing Needs Assessment currently being undertaken. As set out in both the current Core Policy 3 and the updated policy in the Draft Amended Allocations & Development Management DPD up-to-date information should inform the type of Affordable Housing provided. Therefore:

Type of affordable housing on new development

This should be based on the most up-to-date housing needs evidence either the Districtwide Housing Needs survey, or local analysis from a properly constituted local Housing Needs survey.

Tenure

- 3.17 The District Council will seek to secure a tenure mix of Affordable Housing to reflect local housing need and viability on individual sites. This target set out in Core Policy 1 is:
- 60% social rented/affordable rented;
 - 40% affordable home ownership product.
- 3.18 This approach is mirrored in the updated Core Policy 1 contained within the Draft Amended Allocations & Development Management DPD currently under consideration by the Planning Inspectorate and is supported by the evidence presented on viability and need at the Amended Core Strategy and Amended Allocations & Development Management DPD examinations. At this time we do not have a target for social rent within policy, so will continue to be led by evidence of need. Therefore:

Affordable Housing tenure on new development

- 60% social rented/affordable rented;
- 40% affordable home ownership product.

Neighbourhood Planning

- 3.19 Those creating Neighbourhood Plans can take the following measures to help shape the provision of Affordable Housing in their area:
- Writing local Affordable Housing policies - providing these are in general conformity with strategic policies in the rest of the Development Plan;

- Undertake a Local Housing Needs Survey to identify the nature of need in the locality; and
- Consider allocating land for Affordable Housing

The Affordable Housing policies in a Neighbourhood Plan become part of the Development Plan once the Plan is made. Details of current made Neighbourhood Plans can be found at [Made Neighbourhood Plans | Newark & Sherwood District Council \(newark-sherwooddc.gov.uk\)](https://newark-sherwooddc.gov.uk/made-neighbourhood-plans)

- 3.20 Taking all this into account the next section sets out the detailed requirements for delivering affordable housing on new development.

Distribution, Design and Layout Requirements

- 3.20 To achieve mixed, inclusive and sustainable communities, and comply with 'Promoting healthy and safe communities' policies of the NPPF, the affordable units should be 'pepper potted' throughout the site.
- 3.21 'Pepper potting' is the dispersal of affordable homes across a development site within individual groups, rather than in one distinguishable block where the residents of Affordable Housing are separated from residents within open market housing. The size of these groups will depend on the size of the development and the percentage of Affordable Housing expected in that location, but it is expected that they will not exceed 10 units.
- 3.22 Affordable homes should be well integrated within and indistinguishable from those market units and built using the same materials, form and quality of design to ensure that it makes a positive contribution to local character and distinctiveness. In other words, the design quality of the Affordable Housing should be as good, if not better, than the private market housing.
- 3.23 In some cases however, Registered Providers may find it convenient for management purposes to have their stock in clusters. Small grouping of affordable homes (usually no more than 10 homes) will be accepted if it can be demonstrated to the Council's satisfaction that there is a management reason for this approach i.e. the leasehold of flats. Early discussion with the purchasing registered provider will assist in locating affordable homes to ease management and avoid social division.
- 3.24 Plans submitted to the Council for planning consideration should clearly show the position of all affordable units within the development, except in outline applications where only illustrative plans are submitted and the exact locations identified within subsequent reserved matters planning applications.
- 3.25 In addition, adopted and emerging Neighbourhood Plans may also contain design policies, and these may well also need to be taken into consideration, depending on where in the District the proposed dwellings are located.

- 3.26 The majority of residents of Affordable Housing are car users. Parking for Affordable Housing should meet the Council's current parking standards at the time of submitting a planning application. The Council expects the same parking provision to be made available for affordable and market housing of the same size. Garages are often not provided for affordable homes. The Residential, Cycle and Car Parking Standards SPD sets out the District's recommended approach in relation to parking standards and design of parking provision for new residential development:

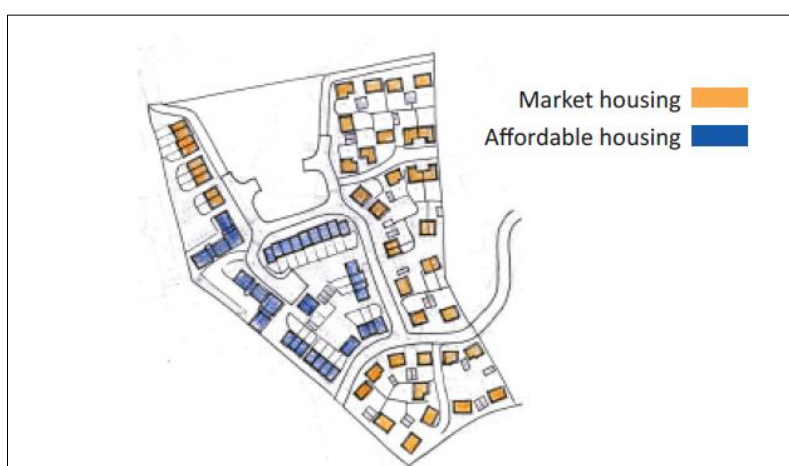
[Residential-Cycle-and-Car-Parking-Standards-and-Design-Guide-Supplementary-Planning-Document.pdf \(newark-sherwooddc.gov.uk\)](https://www.newark-sherwooddc.gov.uk/Residential-Cycle-and-Car-Parking-Standards-and-Design-Guide-Supplementary-Planning-Document.pdf)

- 3.27 The diagrams below illustrate the Council's expectations on how Affordable Housing units should be integrated into developments.

Figure 1: Acceptable examples showing Affordable Housing integrated into the development



Figure 2: Unacceptable grouping of Affordable Housing on a development



- 3.28 The Council will not accept the concentration of affordable homes in areas of lower environmental quality for example next to main roads or overhead power lines.

- 3.29 The Council expects Affordable Housing units to provide sufficient internal floorspace to support an acceptable standard of residential amenity. Registered providers may have their own requirements in order to purchase the housing and applicants should consult them at an early stage in the planning process. This is generally reflected by schemes which seek to achieve nationally described space standards, the use and application of design codes, and the importance of landscaping and nature conservation in design.
- 3.30 Homes England, which may fund purchases by Registered Providers, also require Affordable Housing to be a minimum of 85% of Described Space Standards. Therefore, it may be necessary to ensure affordable homes are built to at least Nationally Described Space Standards where this is compatible with the need for affordable homes to be indistinguishable from homes for sale on the open market within the same development.
- 3.31 The Council may issue additional up to date guidance on the size and type of affordable homes required as well as more area or site specific guidance in certain cases, for example on the very large sites. The guidance will be based on:
- Overall housing needs across the District;
 - The needs of registered applicants on the Council's Choice Based Lettings system;
 - Needs for properties of a particular size or facilities to meet an identified special need;
 - The requirements of the purchasing Registered providers.
- 3.32 Generally a mix of sizes and types will be sought to meet local housing needs. Developers are also encouraged to open early discussion with the Council and the purchasing Registered provider to determine the mix of type and size needed.
- 3.33 Where a requirement for flats is identified as part of an Affordable Housing mix, applicants should consider that registered providers would require ownership of the freehold. Therefore, it is important to enter into early discussions with Registered Providers and the District Council to understand the housing need for the area and how this can be addressed where one or two bedroom dwellings are required.

Viability

- 3.35 The Council took viability into account in the Affordable Housing viability work that supported its Amended Core Strategy and the Draft Amended Allocations & Development Management DPD and it appreciates that there may be instances where it is necessary to assess the planning gain that individual applications can deliver. In this respect the Council applies a flexible approach to Affordable Housing delivery on a site-by-site basis. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case.

3.36 Full, policy compliant contributions should be provided unless there is suitable, sufficient and justifiable evidence to depart from this. Any departure from this will require the applicant or their agent to demonstrate circumstances that justify the need for a viability assessment. This may include:

- Where development is proposed on unallocated sites of a wholly different type to those used in the viability assessment that informed the plan;
- Where further information on infrastructure or site costs is required;
- Where types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or
- Where significant economic changes have occurred since the plan was brought into force.

3.37 Where the need for a viability assessment can be demonstrated, the District Council expects this to be prepared in line with the requirements of the NPPF and Planning Practice Guidance. It should take the form of a written report that includes appropriate and relevant evidence in relation to build costs, infrastructure requirements including land acquisition and future sales values. This should link back to the typology assumptions contained within the Newark & Sherwood Whole Plan Viability Appraisal.

3.38 The PPG indicates:

“Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies.”

3.39 Evidence submitted should be sufficient to provide a convincing case on whether the obligations being sought would make the development unviable or not. Other than in exceptional circumstances, any viability assessment that is submitted will be made available in the public domain. Viability assessments will be subject to independent review and the applicant will be required to bear the council’s costs for undertaking this work.

3.40 The Council’s decision as to whether the findings of the viability assessment are accepted will be based upon the outcome of the independent appraisal of the viability assessment. As set out in the planning practice guidance:

“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and site circumstances

including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”

- 3.41 The Council will also have regard to whether it would be in the interest of the local community to refuse the application until adequate mitigation can be secured for the site in the future.
- 3.42 The District Council may agree to the provision of lower rates of contribution for a particular site if the viability assessment is accepted as being an accurate assessment of the cost and liabilities and shows that the development cannot proceed without reduced or revised financial obligations. This will be on the condition that the loss of planning obligations is not so significant that the development is no longer acceptable in planning terms.
- 3.43 Where the above circumstances arise, it may be acceptable to forego on-site provision of Affordable Housing and accept a commuted sum which is less than the cost of providing a policy compliant number of units on-site. Providing that the commuted sum will provide a competitive return and no more, and not accepting an appropriate commuted sum would prevent the development coming forward.
- 3.44 Where a level of Affordable Housing secured by a planning permission (either on site provision of units or financial contribution for off-site provision) is below the requirement set out in Core Policy 1 due to a viability case based on site specific circumstances, the Council will require an overage clause to be inserted in Section 106 Agreements.

Phasing

- 3.45 Control of the processes of construction and occupation of the required Affordable Housing will normally be linked to the operation of those processes on the remainder of a development site. Accordingly, construction of the Affordable Housing should be commenced before 40% of the market housing is commenced and, in addition, the Affordable Housing should be available for occupation before 60% of the market housing is completed. Where a commuted sum is acceptable in place of Affordable Housing provision on an individual site, the Council will normally require payment to be made prior to the commencement of development on the site but will have regard to phasing and viability which will be proportional to the scale and complexity of the development.

Review / Clawback Mechanisms

- 3.46 The PPG indicates that review mechanisms can be used by authorities to recover reduced or removed requirements arising from planning policies where viability improves during the lifetime of a project. Viability appraisals will remain valid until such time as it is considered by the council that significant changes have occurred which require an update of the appraisal to be undertaken. These changes could relate to factors such as realised construction costs being less than initially anticipated, an economic upturn which serves to increase sales values above initial expectations, and

abnormal costs originally allowed for are no longer deemed necessary due to alternative construction solutions.

- 3.47 Any planning application, which fails to deliver a policy compliant scheme due to viability should be subject to a review (with the timing of the review dependent on the scale of the scheme), based on the actual costs and values generated by the scheme (i.e. an 'open book' basis for all costs and values). In accordance with the advice in the PPG, the review will only apply to uplifts in compliance with planning policies over the lifetime of a project. Unless otherwise agreed with the council, the section 106 agreement will contain review mechanisms, at the applicant's expense, and at trigger point(s) / times agreed with the council (for example, completion or occupation of the development) when construction contracts have been agreed to ascertain the extent of any changes in these values and costs.
- 3.48 Where a viability appraisal review is triggered, a base appraisal will be used (in line with the agreed viability position as determined at the planning application stage). The only elements subject to change will be sales values and build costs. This is considered to be a clear process that provides greater certainty of delivery for developers and their funders and is easier for all parties involved to understand.

Commuted Sums

- 3.49 The District Council's preferred approach would normally expect Affordable Housing provision to occur on site. However, it is recognised that in some circumstances off site provision or contributions may be more appropriate, because of the characteristics of the scheme proposed or because it may help to deliver Affordable Housing provision more efficiently elsewhere in the locality. The District Council will require a financial contribution of equivalent value to that which would have been secured by on-site contribution. It is noted that circumstances may alter in relation to medium size sites but at present the on site first approach is articulated in national and local policy, both current and emerging.
- 3.50 The payment of commuted sums will be considered acceptable in the following circumstances:
- When no Registered Provider is willing or able to take on the affordable homes required on-site (subject to sufficient evidence being provided by the developer).
 - Where on-site provision is satisfactorily demonstrated not to be justified; or
 - Where off-site contributions can be shown to contribute to the successful development of other Affordable Housing schemes within the District.
- 3.51 Developers are required to offer Affordable Housing to appropriate Registered Providers (RP's). Where it is demonstrated, to the satisfaction of the Council, that no RPs are willing or able to take on the affordable homes, a commuted sum will be accepted instead. Sufficient evidence must be provided by the developer to demonstrate that all reasonable efforts were made to dispose of the properties to RPs.

A cascade clause will be included in the section 106 agreement to set this out. Robust evidence will be required before this approach is accepted.

- 3.52 The financial contribution will be paid into a ring-fenced fund which will be used to contribute to the overall Affordable Housing provision in the District through a range of projects such as supporting rural Affordable Housing (within exception sites), enabling specialist housing provision such as supported housing, and empty homes / refurbishments. This is not an exhaustive list, and the fund can be used to support new innovative ways to contribute to increasing Affordable Housing. It is expected that any commuted sum will be subject to repayment provisions, and these will be set out within the Section 106 Agreement.
- 3.53 To calculate the commuted sum payment in a consistent and transparent way, the Council will rely on the principle that the developer of a scheme should be no better or worse off financially whether they provide Affordable Housing on site or as a commuted sum. Secondly, the scheme being considered is viable for the percentage of Affordable Housing being tested. The commuted sum needs to reflect the uplift in market housing provision on the site that results from offsite provision This is because the developer will be able to sell additional market units as no Affordable Housing provision is made on site. The calculation of the commuted sum will be informed by:
- the particular circumstances of the site;
 - the residential scheme proposed;
 - current construction and finance costs;
 - current house prices and land values;
 - current national and local policy requirements, including Community Infrastructure Levy and Affordable Housing requirements;
 - Registered Provider offers.

Application site nos	Affordable Housing Contribution as per policy 30%	Remaining dwellings available for market sale	Off site nos calculation	Nos affordable housing required site/com payment	of off sum	Remaining dwellings
100	30	70	143	43		100

Unviable Proposals

- 3.54 Where a scheme is demonstrated to be unviable, the Council considers it acceptable to forego on-site provision of Affordable Housing and accept a commuted sum which is less than the cost of providing a policy compliant number of units on-site. Providing that the commuted sum will provide a competitive return and no more, and not accepting an appropriate commuted sum would prevent the development coming forward.

Vacant Building Credit

- 3.55 Across Newark and Sherwood there are an estimated 53,115 households and 57,392 dwellings, of which 2.4% of dwellings being vacant- (District Wide Housing needs assessment 2020, pg. 46).
- 3.56 The NPPF provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any Affordable Housing contribution which will be sought. Affordable Housing contributions may be required for any increase in floorspace. For example:

Scenario

- A building with a gross floorspace of 8,000 square metre building is demolished
- The proposed new development has a gross floorspace of 10,000 square metres (a 20% increase)

Financial credit required

- Any Affordable Housing contribution should be 20% of what would normally be sought
- The vacant building credit does not apply to properties which have been abandoned
- The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances such as:
 - the condition of the property
 - the period of non-use
 - whether there is an intervening use; and
 - any evidence regarding the owner's intention

Each case will be judged on its own merits.

Occupancy and Nominations

- 3.57 The Council considers it important to ensure that properties provided by developers on-site as Affordable Housing are available to those in housing need, initially and in the long term (or in perpetuity in the case of rural exception sites).
- 3.58 Affordable Housing will be open to those who are in housing need and normally allocated through the Council's Allocation Scheme. The Council will require 100% nomination rights on the first lets/sales of all affordable homes, potentially dropping to 75% for subsequent re-lets. This allows Registered Providers to determine the allocation of a proportion of the properties in accordance with their own objectives and statutory requirements. However, in practice, many Registered Providers locally continue to accept nominations from the Council on all future re-lets. On Rural Exception Sites Affordable Housing will remain affordable in perpetuity (including sites in protected areas).

Local Connection and Cascade Mechanism

- 3.59 The Council will seek to ensure that the first and subsequent occupancy of all new Affordable Housing with a S106 agreement is determined in accordance with a 'cascade' approach. This means on the occasion of each vacancy, the individual dwellings are advertised through the Council's Allocation scheme and preference is given in the first instance to people with a local connection to the parish or ward (*dependant on the where the development is, i.e. rural or urban*) in which the development is located and thereafter to people in housing need elsewhere in the District. In operating the cascade approach, the Council will take into account the particular circumstances of the site and will not impose requirements which would result in properties remaining vacant for an unreasonable period of time.
- 3.60 The S106 agreement will require homes to be let at affordable rents or discounted sales prices, that the homes are affordable in perpetuity and that they remain the sole or main dwelling of the occupant. It is also likely to require that occupants should have a need for affordable homes and be unable to buy or rent homes in the parish on the open market. It may also include a local lettings requirement to ensure that they are offered to local people or those with a strong local connection in the first instance. "Local connections" could include:
- a. Those who have lived in the settlement or parish for at least the last 12 months.
 - b. Those who have previously lived in the settlement or parish for at least ten years and wish to return.
 - c. Those who have to work in the settlement or parish.
 - d. Those who have immediate family in settlement or parish, who have lived there for at least the past five years.
 - e. Those who need to live in the parish or settlement because they are in receipt of essential support or because they are providing essential support to a permanent resident. If necessary, the Council must be provided with evidence to verify that potential occupants meet the criteria.

Self and Custom Build housing

- 3.61 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of CSB housebuilding. A link to this definition is provided below:

Right to Build Task Force Custom and Self-Build Planning Guidance PG3: Provision of Affordable Housing, including Exception Sites, March 2021 [PG3v1.pdf \(righttobuild.org.uk\)](https://righttobuild.org.uk), pg. 6

‘(A1) In this Act “self-build and custom housebuilding” means the building or completion by—

(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.’-

- 3.62 The Government is promoting self and custom build developments with the statutory requirement to maintain a self-build register and provide an appropriate number of serviced plots to meet identified needs. Most self-build plots will come forward on an individual basis or in some cases as a small group if it involves a self-build collective. Rarely would a self-build scheme involve 10 or more units in a single planning application, however, it may do so if a landowner applies for an outline application for a site or custom build plots.
- 3.63 Local and national policies do not differentiate between small scale developments and self-build in terms of Affordable Housing provision, with no specific exemption for self-build schemes from making a contribution. Consequently, self-build sites of 10 or more will be subject to Affordable Housing requirements. As with ‘traditional’ forms of housing developments, self build proposals may not circumvent requirements by artificially subdividing sites.

Supported and Wheelchair Accessible Housing

Supported and Specialised Housing

- 3.64 Supported Housing is defined by Local Government Association as *‘a housing service where housing, support and/or care services are provided to help people to live as independently as possible. Supported housing provides homes for a wide range of people including older people, people with a learning disability and autistic people, people with mental health related needs, vulnerable young people and people who have experienced homelessness’*. ([Specialised supported housing: guidance for local Government and NHS commissioners | Local Government Association](#))
- 3.65 Government Guidance states that working collaboratively to deliver this type of accommodation is crucial.

‘We would encourage providers to engage with their local council to demonstrate the safety, quality and value of their service.

All organisations involved in the delivery of supported housing have a role to play in achieving safe and high quality housing, including:

- **providers**, in making sure housing is safe, well managed, of a good standard and costs are fair
- **local councils**, in assuring themselves of the suitability, safety and quality of accommodation (in both commissioned and non-commissioned provision) and monitoring costs
- **bodies making referrals**, including where these are made to other areas or where they have not commissioned or funded directly

It is important that residents are consulted and content with the placement. We would also encourage referring bodies to follow up with individuals or their representatives after individuals are placed in accommodation to ensure that the accommodation meets their expectations and needs’.

Supported Housing: National Statement of Expectations, GOV.UK: [Supported housing: national statement of expectations - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/431222/national-statement-of-expectations.pdf)

- 3.66 In line with the NPPF, new residential development to provide a proportion of Affordable Housing if they exceed the threshold for contributions. In accordance with a recent High Court judgement¹, this requirement applies to both proposals within Use Classes C2 (residential institutions) and C3 (dwelling houses). Consequently, proposals for C2 retirement accommodation which provide on-site care will also be expected to make an Affordable Housing contribution in accordance with the Local Plan depending on the self-containment of the residential dwellings and the scale of independent living they provide.
- 3.67 With regard to the type of C2 scheme, if the units can be used as independent dwellings (in this case they each had their own front door and private facilities), they can be considered as “dwellings”, irrespective of whether an element of care is provided. Affordable Housing provision is therefore required on such schemes in these circumstances, as per the High Court legal decision in [Rectory Homes v SSHCLG & SODC](#) (31st July 2020).
- 3.68 Use Class C2 also includes nursing homes, hospitals, residential colleges and training centres, however as these do not comprise separate self-contained dwellings, they are not required to make a contribution.
- 3.69 As nursing homes are excluded from this requirement, the Council will determine, on a case-by-case basis, whether the residential development comprises individual self-

¹ Rectory Homes Limited v SSHCLG and South Oxfordshire District Council [2020] EWHC 2098

contained dwellings that provide independent retirement accommodation and therefore where a contribution is required or if it is a nursing home, where it is not. Elements to consider when making the judgement include:

- Built form of the development (e.g. scale, facilities provided such as private kitchens and/or lounge, dwelling types, dwelling features (e.g. individual front doors), building standards);
- Provision of meals (either within a communal dining area or provided to residents' rooms) and other services (is it linked to the needs of the individual's personal care);
- Provision of communal facilities (kitchen, social areas, therapy rooms, offices and other areas for staff); and
- Whether residents individually own their accommodation or are contracted for a specific room.

Wheelchair and Specialist Accommodation

3.70 The District Wide Housing Needs Assessment 2020 indicates that there is an increase in the elderly population and that the District's housing will need to be adaptable to meet the needs of these residents.

3.71 Wheelchair and Specialist Accommodation are defined as:

'M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings'

[Housing for older and disabled people - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/housing-for-older-and-disabled-people)

3.72 As part of the Plan Review process the Council is proposing:

- On sites of 10 dwellings or more provision of 23% of new homes to M4(2) accessible and adaptable standard will normally be required.
- On sites of 50 dwellings or more 1% of new dwellings will normally be required to meet M4(3) wheelchair accessible standard and should be provided as part of the Affordable Housing delivered on site'.
- These requirements recognise that site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. Where step free access is not viable, neither M4(2) or M4(3) would be applied.

- 3.73 At present this is not a something we can request as part of new development however we encourage developers to consider such dwelling types as part of delivering housing schemes reflective of local need.

Specialist Accommodation

- 3.74 Paragraph 63 of the NPPF indicates that within the context of establishing housing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require Affordable Housing (including social rent); families with children; older people (including those who require retirement housing, housing-with-care, and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.
- 3.75 Development required to meet specialist needs, including those of the elderly or disabled, will normally be required to contribute to Affordable Housing where it provides self-contained units of accommodation, even where support and communal facilities are offered. It will be expected that the level of care and access to facilities for occupants of Affordable Housing will be the same as residents in the market housing within the scheme.
- 3.76 Demand for specialist accommodation is likely to rise as the population ages. The private sector has a key role in meeting some of this need. Case law confirms that development of this type may be required to provide Affordable Housing if the dwellings provided within the development are self-contained units of accommodation, providing all the facilities needed for day to day living, even if shared amenities and care is provided centrally. This will include developments such as:
- Age restricted general market housing or other market housing designed for specialist needs. These may include shared amenities but not support or care services.
 - Retirement living or sheltered housing. Purpose built dwellings with limited communal facilities with some support to enable residents to live independently (for example a 24-hour alarm system or house manager). Extra care housing, housing with care, retirement communities. Purpose built dwellings where residents can live independently but with access to a medium to high level of care if required and meals etc at a communal facility.
 - Residential care homes, nursing home or other facilities where residents have individual rooms within a residential building with care meeting all their daily needs (such as all meals provided by staff rather than cooked by residents and shared toilet and bathing areas) are excluded from this requirement.
 - Developers should provide details of the type of accommodation to be provided as part of an Affordable Housing statement so that officers can judge whether a contribution is required. It is accepted that transferring ownership

of some accommodation to a Registered Provider may not be practical in this type of development and in these circumstances a commuted sum may be negotiated.

- It is recognised that some provision may be made by charitable trusts who provide homes for older or disabled individuals meeting specific criteria. Although some may fall into the definition of dwellings, the Council will adopt a flexible approach to requirements for Affordable Housing for development by charitable trusts.

Section 106 Agreements

- 3.77 Affordable Housing will be secured in the long term (or in perpetuity in the case of rural exception sites) by a planning obligation under Section 106 of the Town and Country Planning Act 1990 or by an alternative form of equally effective provision. S106 agreements are usually associated with a planning permission and they bind the land subject to the Agreement then also run with the land-and apply to successive owners (with some exception).
- 3.78 The Council will expect S106 agreements (Heads of Terms) to be submitted for approval (if available) to be presented in draft form (ready to sign) with both full and outline applications or the application may be deemed invalid. They will normally specify:
- the numbers, type, tenure and location on the site of the Affordable Housing provision; if this information is available;
 - the timing of the construction of the Affordable Housing provision (the aim would be to have the Affordable Housing finished at agreed stages in relation to the overall development);
 - the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers;
 - the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced (where rural exception sites are concerned this will be in line with an agreed local lettings policy);
 - the control and management of the housing (which will usually be by the transfer of the affordable homes to a Registered Housing Provider) and any hand-over arrangements.
- 3.79 In the case of an outline application, on which insufficient details of the application are provided to allow agreement on some of the above matters, it will be normal practice to include a clause within the s106 Agreement requiring the submission of the relevant information at reserved matters stage.
- 3.80 The Council will require agreement for our legal costs and evidence of ownership of the site subject to the application (as identified in the Site Location Plan) and once this has been received the Council will provide a draft agreement including the obligations relevant to the site.

- 3.81 Excluding rural exception sites, the Council will consider the use of Mortgagee in Possession clauses in S106 agreements when a Registered Provider is involved with the application. The Council will be guided in its judgement on this by the needs of the Registered Provider and the practicality of securing successful delivery of the Affordable Housing units. The wording of any Mortgagee in Possession clause should ensure that if a Registered Provider is unable to repay its private loan, the Council or another Provider has the opportunity to take over the Affordable Housing units (and financial liability) before the units could be sold on the open market.

Index Linking

- 3.82 All financial contributions will be index linked to ensure that the value of contributions within Section 106 Agreements are maintained from the date of the decision to grant permission through until the date that the development commences or, as specified in the agreement, a later payment date.

Legal and Administration Costs

- 3.83 Applicants are required to pay the Council's reasonable legal costs for preparing and completing the Section 106 Agreement and where appropriate, those of third parties such as Nottinghamshire County Council. Applicants will also be required to cover any abortive legal fees and expenses. Applicants will also be required to pay the Council's fees for administering and monitoring the Agreement

Use of Financial Contributions for Off-Site Provision

- 3.84 The financial contributions for off-site Affordable Housing will be pooled and spent on delivering Affordable Housing as deemed appropriate by the Council. The Council will seek to spend the commuted payment as soon as possible but there will be no time limits in which to do so.
- 3.85 Other options for the delivery of Affordable Housing where off-site contributions are available could include regeneration activities and the purchase of existing homes or other properties for sale on the open market including the potential to buy back former social housing.

4 SECURING RURAL AFFORDABLE HOUSING

- 4.1 Provision of Affordable Housing contributes towards the creation of healthy and sustainable rural communities. Recognising the difficulty in delivering Affordable Housing schemes in such locations, National Policy enables local authorities to have policies that support the release of small sites for Affordable Housing provision in exceptional circumstances where land would not otherwise be allocated for housing (Rural Affordable Housing Exception Sites). The Council operates an 'Exceptions Site' Policy through Core Policy 2 of the Amended Core Strategy (2019). Under certain circumstances this allows for development, which would otherwise be inappropriate, on the edge of existing settlements.
- 4.2 Core Policy 2 in the Amended Core Strategy (2019) allows only for the granting of planning permission for small rural Affordable Housing schemes and will be expected to deliver 100% Affordable Housing, to remain affordable in perpetuity. The limited circumstances where cross subsidy could be appropriate is detailed in paragraph 5.5 below. Schemes involving shared ownership or in designated protected areas will normally have stair casing limits placed at a maximum 80% ownership or make provisions for the registered provider to re-purchase.

Exception Sites

Homes built on exception sites are intended for those most in housing need in the local area. The Council and provider should agree a means to ensure that:

- a) Homes are kept affordable in perpetuity.
- b) They remain the sole dwelling of the occupant.
- c) Local connection criteria will be used to ensure homes are for local people in housing need.

Rural Affordable Exception Sites

- 4.3 The District Council will proactively seek to secure the provision of Affordable Housing on rural Affordable Housing 'Exceptions Sites.' Such sites should be in or adjacent to villages and meet the requirements set out in Spatial Policy 3 (Rural Areas) relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt. The Spatial Policies can be read here: [Newark and Sherwood District Council Amended Core Strategy 2019: amended-core-strategy-DPD.pdf \(newark-sherwooddc.gov.uk\)](#)
- 4.4 The Council will work with communities to identify and meet the need for affordable homes in rural settlements. The need for such housing must be demonstrated by an appropriately constituted Parish Housing Needs Survey. The Council has agreed that information from the Council's housing register can be included to determine an

accurate level of need. The Council will allow the need from other adjacent settlements to be combined to allow a site to come forward where that need cannot be met in its own settlement.

Cross Subsidy on Exception Sites

- 4.5 In seeking to address the issue of funding of such exception schemes in rural areas, the District Council will take the lead from the NPPF, paragraph 82 which states that:

“Local planning authorities should support opportunities to bring forward rural exception sites that will provide Affordable Housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

- 4.6 In some circumstances therefore, the Council may consider allowing a cross subsidy scheme on an exception site whereby a small number of market housing may be allowed that will contribute towards funding the Affordable Housing, but only where other funding mechanisms will not support the total development costs.

- 4.7 Where the Council accepts that it is not possible to deliver an entirely Affordable Housing scheme on an exception site then it will be permissible for some market housing to be provided to cross subsidise the Affordable Housing. This will be on the basis that:

- An open book approach will be taken with the Council having full access to all relevant financial information for the scheme in question. The minimum amount of market housing needed to allow the delivery of the Affordable Housing will be permitted and no more.
- The Affordable Housing should always be the majority of the overall scheme.
- Land values will remain in line with typical exception sites values and the Council will not allow market housing on exception sites where it is evident that the land price exceeds the Council’s evidence and experiences of typical exception site land value.
- To ensure maximum funding is provided by the market housing to cross-subsidise the Affordable Housing the Council reserves the right to make a judgement based on the circumstances of the particular scheme and the Council’s own evidence as to what will be an acceptable return for the development of the market housing.
- The property size of market housing provided should normally reflect the property size of the Affordable Housing.

Housing Need in Rural Areas

- 4.8 Before the Council will grant planning permission for Affordable Housing on a Rural Exception Site, it must be satisfied that there is an evidenced need for Affordable Housing in the locality, traditionally gained from the completion of a Parish Housing needs survey. However, in the absence of a Housing Needs Survey, the Council may choose to use other sources of evidence (i.e. the council’s housing register to illustrate local need. The Council will expect rural exception sites to:

- comply with local and national planning policy;
- have consulted the Parish Council and local residents;
- demonstrate that the Affordable Housing could not reasonably be provided elsewhere on a site allocated for residential development;
- be situated within or physically adjoining the development boundary of settlements as defined within the Core Strategy and be reasonably accessible to village services and facilities; and
- be of a scale appropriate to the size and character of the individual village concerned and the level of services and facilities available in the village.

4.9 The housing mix and tenure split of Affordable Housing on rural exception sites will be determined by the particular local need identified in the village or local area it serves. Any permission will be subject to conditions and/or a legal obligation to ensure that initial and all subsequent occupancy is restricted to members of the local community in need of Affordable Housing. For the purposes of this policy, a 'local connection' is defined as:

- 1) was born in the settlement; and/or
- 2) Lives in the settlement; and/or
- 3) Has family members who are resident with the settlement (family members include parents, those with parental responsibility or guardianship, grandparents and siblings);
- 4) Has lived in the settlement but has been forced to move away because of lack of Affordable Housing;
- 5) Whose work provides important services and who needs to work closer to the local community.

4.10 If no one falls within categories 1 – 5, then those categories shall be read as if the word Settlement was deleted and replaced in turn by adjacent settlements. Persons with a connection to the place earlier in the list will take priority over persons with a connection to a place later in the lists.

4.11 If no person qualifies under the requirements above, then the Registered Provider may offer to grant a tenancy or shared ownership lease of the Affordable Housing unit in question to a person living within the District of Newark and Sherwood who is in housing need.

4.12 In preparing the SPD, feedback from Registered Providers has shown the availability of suitable land to be a key barrier to the delivery of Affordable Housing, with scarcity also acting to drive up land price. In addition, other policy constraints such as flood risk can further limit the availability of suitable land in some locations, where a need has been shown. The importance of an active rural Affordable Housing programme is recognised, and so further detail over how relevant policy requirements will be interpreted is provided below. Under certain circumstances this could allow for the 'clustering' of villages in order to deliver rural Affordable Housing.

4.13 'Clustering' would result in Affordable Housing need identified in one location being met in another. The approach followed should be tiered- with the preference that the

need for rural Affordable Housing, identified in line with Core Policy 2 of the Amended Core Strategy, is satisfied in the location it arises wherever possible. But that where following a robust search for suitable and deliverable land, this is not possible, then consideration will be given to the potential for this to be met on site in or adjacent to an alternative village.

- 4.14 However, it is important that the housing can be reasonably said to be capable of addressing Affordable Housing needs present within the original village. Core Policy 2 of the Amended Core Strategy also refers back to the need criterion of Spatial Policy 3 'Rural Areas', which seeks new housing to support community facilities and local services. Therefore, where it is proposed to meet rural Affordable Housing through the 'clustering' of villages, then a functional relationship between the location and the original village should be present. For instance, this could include being within the same Primary School catchment or one of the villages having a concentration of local services and facilities which serves the wider area. Appropriate occupancy criteria will be set to ensure that the housing is made available for the intended purpose of meeting Affordable Housing needs in the clustered area.
- 4.15 Where 'clustering' is being considered then it would not necessarily need to be limited to two villages. There may be 'chains' of settlements with a relationship to one another, and where constraints mean there are fewer opportunities to deliver rural Affordable Housing to meet identified local needs. Scale, impact and character will though be important additional considerations where 'clustering' is proposed, and schemes should be demonstrated as being acceptable when considered against the relevant criteria in Spatial Policy 3. As outlined above, there will also be an expectation that consultation is undertaken with Parish Councils and local residents where 'clustering' of rural villages is being explored.

Exception Sites and the Green Belt

- 4.16 For sites within the Green Belt, Spatial Policy 4B (Green Belt Development) of the Amended Core Strategy sets out that:

"In or adjacent to the main built up area designated protected areas of the following villages, consideration will be given to the development of Rural Affordable Housing Exceptions Sites to meet local Housing Need:

Bulcote, Caythorpe, Epperstone, Gonalston, Gunthorpe, Hoveringham, Lowdham and Oxtun.

Proposals should be in line with Core Policy 2: Rural Affordable Housing. "Development should be small scale in nature, should not have a detrimental impact on the character of the village or on the openness of the Green Belt."

- 4.17 Given the very special circumstances which development is considered appropriate in the Green Belt, as outlined in the NPPF, cross market subsidy (i.e. market housing) is not deemed appropriate in the Green Belt. It should be noted that the golden rules in relation to development in the Green Belt do not apply in relation to exceptions sites.

Designated Protected Areas

- 4.18 Designated Protected Areas (DPA) came into being on the 7th September 2009 (Under the Housing and Regeneration Act 2008) with the aim of ensuring that shared ownership properties can be retained in rural locations where they would be difficult to replace if stock is lost and therefore remain 'in perpetuity'.
- 4.19 Where a development site lies within an area designated under the Designated Protected Areas Order, a Registered Provider granting a shared ownership lease must, if the scheme is grant funded or not (S106), include one of two DPA fundamental clauses, either to:

DPA Clauses for shared ownership properties

- Restrict equity shared to a maximum of 80%; or
- Ensure that if the owner does staircase to 100% equity, the registered provider commits to purchase them back at any future re-sale and re-market it as a shared ownership property to a person in housing need. Any recovered grant (known as Recycled Capital Grant Funding) is usually used to re-invest in the development of replacement Affordable Housing (non S106) to ensure future need is addressed.

- 4.20 The majority of the District's smaller rural areas (under 3,000 pop) have been designated as DPA's including parts of Southwell and Bulcote which have been designated by Map, see Appendix 1 for details.

APPENDIX 1 DESIGNATED PROTECTED AREAS IN NEWARK & SHERWOOD

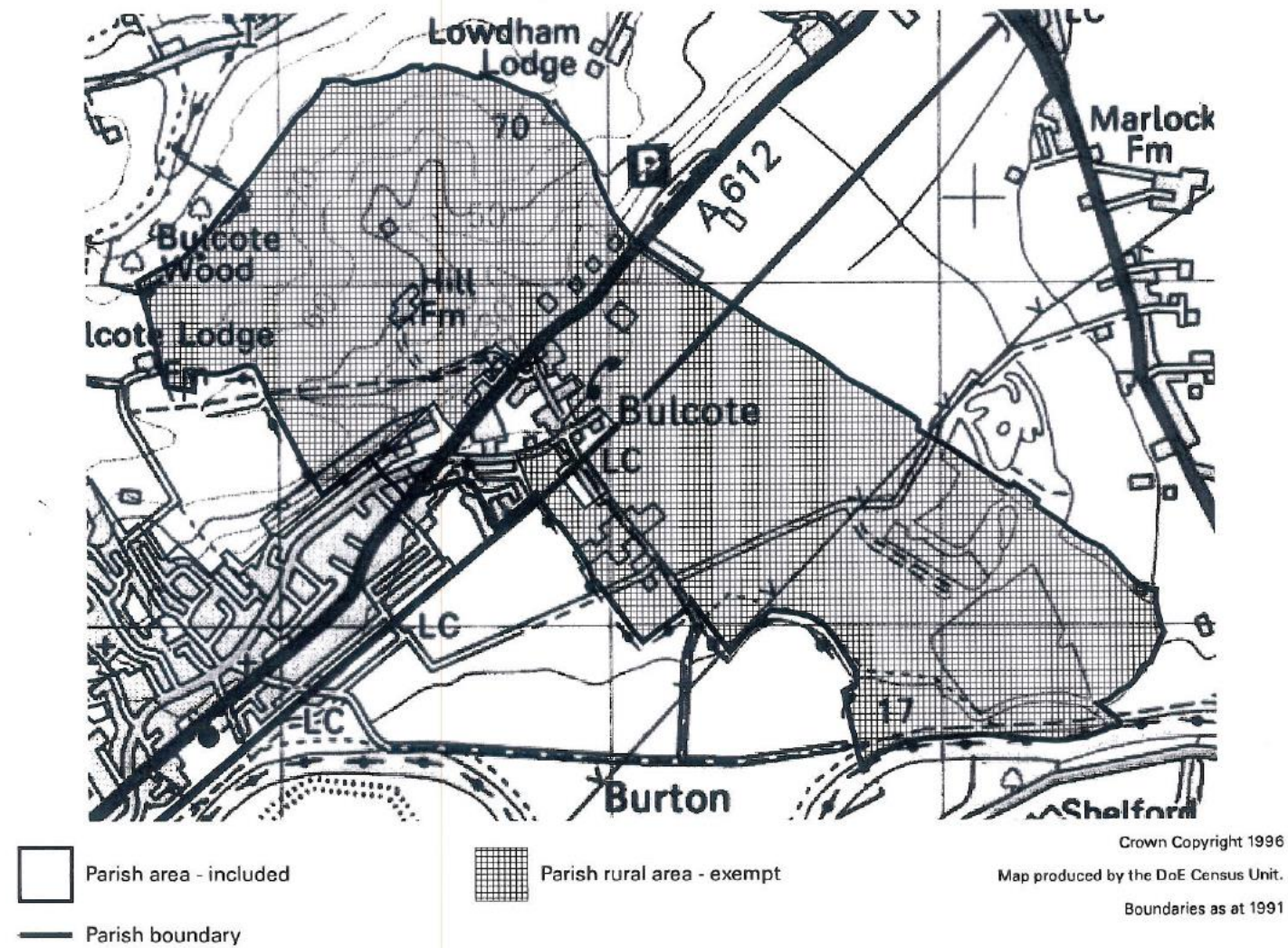


Parishes which are Designated Protected Areas in Newark & Sherwood are as follows:

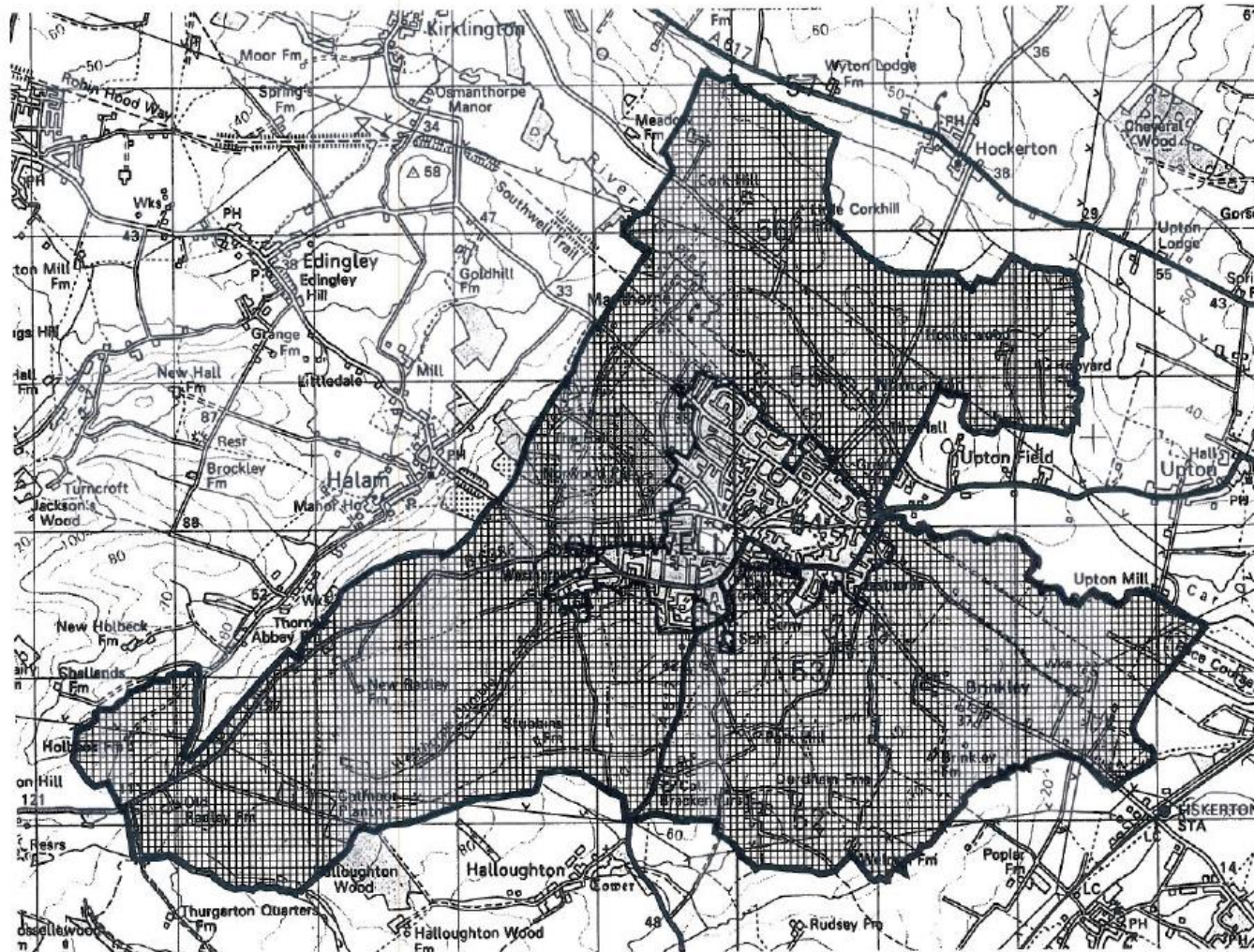
Alverton, Averham,
Barnby-in-the-Willows, Bathley, Besthorpe, Bilsthorpe, Bleasby,
Carlton-on-Trent, Caunton, Caythorpe, Clipstone, Coddington, Collingham, Cotham,
Cromwell,
Eakring, East Stoke, Edingley, Egmanton, Elston, Epperstone,
Farndon, Farnsfield, Fiskerton cum Morton,
Girton, Gonalston, Grassthorpe, Gunthorpe,
Halam, Halloughton, Harby, Hawton, Holme, Hoveringham,
Kelham, Kersall, Kilvington, Kirklington, Kirton, Kneesall,
Laxton and Moorhouse, Lindhurst, Lowdham,
Maplebeck, Meering,
North Clifton, North Muskham, Norwell,
Ompton, Ossington, Oxton,
Perlethorpe cum Budby,
Rolleston, Rufford,
South Clifton, South Muskham, South Scarle, Spalford, Staunton, Staythorpe, Sutton-on-Trent, Syerston,
Thorney, Thorpe, Thurgarton,
Upton,
Walesby, Wellow, Weston, Wigsley, Winkburn, Winthorpe.

Also within the Parishes of Bulcote and Southwell parts of the parish have been designated by Map. Please see overleaf.

Bulcote Civil Parish, Nottinghamshire



Southwell Civil Parish, Nottinghamshire



 Parish area - included
 Parish boundary

 Parish rural area - exempt

Crown Copyright 1996

Map produced by the DoE Census Unit.

Boundaries as at 1991



Newark & Sherwood Local Development Framework

Draft Developer Contributions and Planning Obligations Supplementary Planning Document

March 2026

Document Passport

Title: Newark & Sherwood Developer Contributions and Planning Obligations Supplementary Planning Document (SPD)

Status: Draft Supplementary Planning Document

Summary: This Developer Contributions and Planning Obligations (SPD) sets out proposals for how the District Council approaches developer contributions and planning obligations. It shows how the SPD complies with national and local policy and deals with procedural matters relating to the preparation and monitoring of S106 Agreements. In addition, it sets out the types of obligation that the Council may seek to secure from development and how it identifies the relevant policy basis, types of development to which the obligation will apply, thresholds over which the obligation will be sought and, where possible, the basis on which the level of obligation will be calculated.

As an SPD, the document provides further guidance on policies within the Council's Adopted Core Strategy DPD and the Adopted Allocations & Development Management DPD but does not develop new ones. The document is part of the Council's Local Development Framework and will be a material consideration in the determination of planning applications.

Date of Draft: 5th March 2026

Consultation details: April and May 2026

Availability of Document: Copies of this document, the accompanying screening reports are deposited at Castle House (open between 9 a.m. and 5 p.m. Monday to Friday) and on the Council's website: <http://www.newark-sherwooddc.gov.uk/spds/>. In addition, paper copies of the SPD are available to view at local libraries in the District.

If you have any questions, please contact the Council's Planning Development or Planning Policy & Infrastructure Business Units on 01636 650000 or planningpolicy@newark-sherwooddc.gov.uk

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PART ONE

1.0 INTRODUCTION

- 1.1 This Supplementary Planning Document (SPD) supports, and should be read in conjunction with, the adopted Amended Newark and Sherwood Core Strategy (2019) (ACS), and with emerging Policy DM3 of the Publication Amended Allocations and Development Management Development Plan Document (DPD)¹ which, at the time of writing, is under examination. Section 5 of this SPD provides more detail about the status of this Policy. NB. At the time of writing, the 2013 Allocations and Development Management DPD still forms part of the Newark and Sherwood Local Development Framework, but the emerging DPD is more up to date as it supports policies in the adopted 2019 ACS and national planning policies.
- 1.2 New development within the District will need to be supported by new and improved facilities to meet the needs of the community. As part of determining planning applications, the District Council may seek to enter into agreements with developers where infrastructure is required to address the impact of development proposals.
- 1.3 Planning Obligations under section 106 of the Town & Country Planning Act 1990 are secured by way of Agreement (S106 Agreements) and are an established mechanism used to secure planning contributions and obligations arising from a development proposal. They are most commonly used by the Council to require developers to make financial contributions towards the provision of off-site facilities that are necessary for the development to proceed. This Developer Contributions and Planning Obligations Supplementary Planning Document (SPD) sets out the Council's approach for securing planning obligations from new developments that require planning permission and how this will operate alongside the Community Infrastructure Levy (CIL).
- 1.4 CIL applies to most new developments and charges are based on the size and type of the new development. The Newark & Sherwood CIL Charging Schedule first came into effect on the 1st December 2011. Following this, the Council completed a review of its Community Infrastructure Levy (CIL) in 2017. The process involved consultation on our charges, an independent examination and approval at full Council. We then adopted our current charging schedule from 1 January 2018 onwards. Planning applications and appeals decided on or after this date may therefore be subject to CIL. The charging schedule can be viewed on the Councils website: <http://www.newark-sherwooddc.gov.uk/cil/>. Where a development is liable for CIL, the amount will be non-negotiable. However, where a scheme will contain elements of social housing or will be for charitable purposes, the amount may be reduced subject to an application for relief being submitted.

¹ <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/Plan-Review-AADMPD---2-Pub-Stage---Clean-Version.pdf>

- 1.5 Section 106 agreements need to be compliant with the restrictions and tests in the CIL Regulations 2010 (as amended) regarding what infrastructure / contributions can be secured and how delivery will be achieved. The Developer Contributions and Planning Obligations SPD sets out how the negotiable elements that cannot be addressed by CIL will be secured. This will include the resolution of site-specific impacts, such as primary education and the provision of highway improvements to serve the development to make a development proposal acceptable in planning terms.
- 1.6 The Council expects new development to contribute to site related and wider infrastructure needs through a combination of the following mechanisms:
- Planning conditions (development related);
 - Planning obligations to secure developer contributions or works in kind e.g. S106 Agreements (development related);
 - Community Infrastructure Levy (District wide).
- 1.7 Planning conditions are attached to planning approvals and require the development to be carried out in pre-agreed or specific ways in order to make it acceptable. They cannot be used to secure financial contributions but can be used to ensure that certain elements related to the development proposal, and which may benefit the wider community, are carried out. The Council is required to have regard to the National Planning Policy Framework (NPPF) in imposing planning conditions. In the District such conditions are likely to cover, amongst other things, the requirement to undertake archaeological investigations, implement necessary local site-related transport / junction improvements, and undertake appropriate flood risk solutions.
- 1.8 S106 Agreements are legally binding bilateral agreements entered into between the Local Planning Authority owners and sometimes the developer (and parties that have an interest in the land, which is part of the site, such as a mortgagee for example). There may also be instances where appropriate, that planning obligations are secured through a Unilateral Undertaking under S106 of the Town and Country Planning Act 1990 where the interested party gives an undertaking, by way of deed, in an agreed form to the Local Planning Authority. S106 Agreements/Unilateral Undertakings provide the mechanism by which required measures (planning obligations) are secured. This can be through financial contributions, works, activities or restrictions relating to the use of land and buildings. The use of Planning Obligations is a useful and nationally recognised tool through which the Council can make development acceptable in planning terms that would otherwise be refused.
- 1.9 The need for site related infrastructure secured through planning conditions and S106 Agreements will be assessed on a site-by-site basis and will involve consultation with relevant internal and external agencies e.g. Health Authority, Nottinghamshire County Council.

1.10 This SPD comprises two parts:

- **Part One** sets out the Council's overall approach to Planning Obligations. It shows how the SPD complies with national and local policy and deals with procedural matters relating to the preparation and monitoring of S106 Agreements.
- **Part Two** sets out the types of obligation that the Council may seek to secure from development and how it identifies the relevant policy basis, types of development to which the obligation may apply, thresholds over which the obligation may be sought and it sets out, where possible, the basis on which the level of obligation will be calculated.

1.11 It specifically covers the following obligation types:

- Affordable Housing (full details of which are set out in the Affordable Housing SPD <http://www.newark-sherwooddc.gov.uk/spds/>);
- Community facilities;
- Education Provision;
- Health;
- Libraries;
- Open Space incorporating:
 - Allotments & Community Gardens
 - Amenity Green Space
 - Natural & Semi Natural Green Spaces
 - Outdoor Sports Facilities;
 - Public Open Space Provision for Children & Young People; and
 - Suitable Alternative Natural Green Space (SANGS) related to Birklands & Bilhaugh Special Area of Conservation (SAC); and
- Transport (excluding projects 100% funded by CIL)

It should be noted that contributions will not be requested as a per dwelling payment as a matter of course. It is the impact of each individual proposal that will need to be assessed on a site-by-site basis to identify what contributions may be needed to make development acceptable.

2.0 Purpose of the SPD

- 2.1 The SPD has been prepared in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 to expand and clarify Spatial Policy 6 in the Amended Newark & Sherwood Core Strategy (Adopted March 2019) and emerging Policy DM3 in the Publication Amended Allocations & Development Management DPD. It will assist in securing both local and national objectives in respect of the provision of sustainable development across the District.
- 2.2 The purpose of the Developer Contributions and Planning Obligations SPD is to:
- Explain the Council's policies and procedures for securing developer contributions through planning obligations in S106 Agreements;
 - Explain the relationship between planning obligations under S106 Agreements and the Community Infrastructure Levy in a fair and transparent way;
 - Provide guidance to developers and landowners about the types of contributions that may be sought and the basis for charges;
 - Provide clarity to developers regarding the potential cost of development; and
 - Give communities an idea of the types of developer contributions that may be sought to support growth allocated in their area.
- 2.3 Any proposal that may require the provision of planning obligations will require the consideration of a number of planning issues, and a variety of policies contained in the Amended Core Strategy (2019) and Allocations & Development Management DPD's may apply. The policies that the SPD supplements have been subject to Sustainability Appraisal and Equalities Impact Assessment (EqIA). The SPD has been screened, and the Council has determined that a full Sustainability Appraisal, Strategic Environmental Assessment and EqIA are not needed.
- 2.4 As set out in Strategic Objective 6 of the Newark and Sherwood Amended District Core Strategy (2019), the Council is seeking to manage the release of land for new housing, employment and other necessary development to meet the Objectively Assessed Need (OAN) of the District to 2033 integrated with the provision of new supporting infrastructure. Our priorities for allocated sites is the delivery of:
- Affordable Housing;
 - Infrastructure Delivery Plan (IDP) identified infrastructure; and
 - Green Infrastructure, including public open space and Biodiversity Net Gain requirements.
- 2.5 The IDP is a strategic overview of future infrastructure requirements to support the development set out in the Local Development Framework, and particularly the Amended Core Strategy (2019). As with all documents which are a snapshot in time, it may need to be supplemented in many cases by a review of the situation at the time of application. This is particularly the case with education provision.

- 2.6 This SPD also needs to make provision for other sites/development which may potentially come forward over the Plan period. Where existing uses change because of market forces, additional brownfield sites may become available and it maybe that other matters emerge which are more pressing than the priorities which were identified as part of the IDP. This document needs to be sufficiently flexible to deal with these contingencies.
- 2.7 The District Council is a reasonable authority and requests for contributions will be based on objectively assessed need, following consideration of the impact of development on existing service provision by relevant providers. Developers should liaise / engage with the LPA through the pre-app and application stages to understand the impacts in the location of their proposed development. In accordance with the NPPF, no proposals should be subject to such a scale of obligation and policy burden that its ability to be developed viably is threatened.

3.0 National Policy and Legal Context

- 3.1 National Planning Policy Framework (NPPF) (2024) indicates that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 3.2 The legislative framework for securing planning obligations is set out in Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the 1991 Planning and Compensation Act, and the Localism Act 2011. Further guidance is set out in the National Planning Policy Framework (NPPF), Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (The CIL Regs 2010), the Community Infrastructure Levy (Amendment) Regulations 2011 and Community Infrastructure Levy (Amendment) Regulations 2012.
- 3.3 Regulation 122 CIL Regs 2010 sets out the following tests that must be satisfied in order for obligations to be a reason for granting planning permission. The obligation must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development
- 3.4 The statutory tests mean that planning obligations (secured through Section 106) can only be used to fund new or upgraded infrastructure that is needed specifically because of the impact of the development in question, to make that development acceptable in planning terms. They may include contributions toward infrastructure that already exists at the time the agreement is signed if it provides additional capacity for that development. Sometimes infrastructure is delivered early and funded upfront by a third party, with future S106 contributions reimbursing them. However, planning obligations **cannot** be used to fix pre-existing infrastructure shortfalls unrelated to the new development.
- 3.5 Changes were made to the Community Infrastructure Levy Regulations through the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019. Regulation 5 (and Schedule 1) of the 2019 Amendment Regulations (No. 2) make a number of changes to regulation 9, regulation 40 and regulation 50 of the CIL regulations in relation to a chargeable development; the chargeable amount and the calculation of social housing relief. These changes only apply to planning permissions granted on or after 1 September 2019. If planning permission was granted before 1 September 2019 you should also refer to the previous version for guidance on the Community Infrastructure Levy.
- 3.6 Regulation 6 of the 2019 Amendment Regulations (No. 2) makes a number of changes relating to applications for relief or exemptions. If you have been granted a relief or exemption from the levy but fail to serve a Commencement Notice before beginning works

on site, the 2019 Amendment Regulations (No. 2) apply a surcharge penalty, rather than the loss of the exemption. These changes only apply to cases where a Liability Notice or revised Liability Notice is issued on or after 1 September 2019. Therefore, if your Liability Notice or revised Liability Notice in relation to a relief or exemption predates 1 September 2019, you should also refer to the previous version for guidance on the Community Infrastructure Levy, as the loss of exemption penalty will remain relevant. Any subsequent revised Liability Notice issued on or after 1 September 2019, for whatever reason, would mean the 2019 Amendment Regulations (No.2), and the latest version of guidance, are applicable. Therefore, in order to establish which provision applies, the key consideration is the date of issue of the Liability Notice, or revised Liability Notice.

- 3.7 The Council will continue to monitor the agreements which are signed to ensure that it accords with the regulations. Further information about monitoring is set out elsewhere within this document.

4.0 Relationship between CIL and S106

- 4.1 In Newark & Sherwood, an Infrastructure Delivery Plan (IDP) has been produced which identifies the infrastructure that is required to meet the level of growth anticipated in the District over the Plan Period (2013-2033). The latest update can be viewed on the Council's website: <https://www.newark-sherwooddc.gov.uk/infrastructuredeliveryplan/>
- 4.2 The infrastructure requirements can be subdivided into what we call Strategic or Local Infrastructure. We define Strategic Infrastructure as improvements which are required because of the growth of the District up to 2033, and which cannot be attributed to the development of any one site.
- 4.3 We define Local Infrastructure as the development of facilities or services that are essential for development to take place on individual sites and refers to the facilities or services that are essential for development to occur or are needed to mitigate the impact of development at the site or neighbourhood level. Where a need is established, the way in which these types of facilities /services may be sought is set out in Part 2.
- 4.4 The Council will use CIL to secure the Strategic Infrastructure which is shown in the Delivery Plan and Infrastructure Funding Statement. Put simply, CIL is used to fund highway improvements and secondary education. These documents can be viewed at <https://www.newark-sherwooddc.gov.uk/infrastructuretosupportgrowth/>. The Infrastructure Funding Statement is updated annually and reviewed to take account of the delivery of projects and possible changes in the Council's priorities. Local Infrastructure will be secured through Planning Obligations in line with the Policies of the Amended Core Strategy (2019) and the Allocations & Development Management DPD (2013), utilising this Developer Contributions and Planning Obligations Supplementary Planning Document (SPD).
- 4.5 If new or improved secondary education is required as part of the development, Section 73 of the CIL regulations allow for land to be provided in lieu of CIL payments. Such requests will need to be made to the District Council in accordance with the criteria within the CIL Regulations. Primary education will not be funded by CIL and therefore is covered by the provisions of this SPD.

5.0 Local Planning Policy Framework

- 5.1 In relation to requirements for infrastructure, the Amended Newark & Sherwood Core Strategy DPD (2019) contains the following policy:²

Spatial Policy 6 - Infrastructure for Growth

To ensure the delivery of infrastructure to support growth in the District, the District Council will secure:

- Strategic Infrastructure via its Community Infrastructure Levy. Strategic Infrastructure is defined as improvements to the strategic highway network and other highway infrastructure as identified within the IDP and secondary education provision across the District;
- Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy, Policy DM3 Developer Contributions and Planning Obligations and supported by a Developer Contributions & Planning Obligations Supplementary Planning Document.

- 5.2 The Amended Core Strategy (2019) at Appendix D provides a summary of the main elements of infrastructure the IDP identifies as required to deliver the Amended Core Strategy. The table includes approximate costs, timescale and funding sources and likely delivery agent(s) where known. This is subject to indexation on an annual basis, and an up-to-date schedule will be published yearly.
- 5.3 Planned growth in the Amended Core Strategy relies on having adequate supporting infrastructure. As set out in Policy DM3 of the Allocations and Development Management DPD (2013), infrastructure will be funded through a mix of Community Infrastructure Levy (CIL), planning obligations, developer contributions, and, when needed, Council funding. Planning applications must include suitable infrastructure provision. This Planning Obligations SPD outlines how required infrastructure will be delivered and how financial contributions will be calculated. It updates minor elements of the 2013 SPD, which are not materially different, to enable the delivery of necessary infrastructure to support new development.
- 5.4 The Amended Allocations & Development Management DPD (AADMDPD) was submitted to the Secretary of State for Levelling Up, Housing and Communities on 18th January 2024 for independent examination. Examination hearings were held at the Council Offices at Castle

² It should be noted that since the Core Strategy was adopted, the Newark & Sherwood CIL Charging Schedule has come into effect. The Council's Infrastructure Funding Statement identifies all schemes to be funded by CIL. It can be viewed on the Council's website.

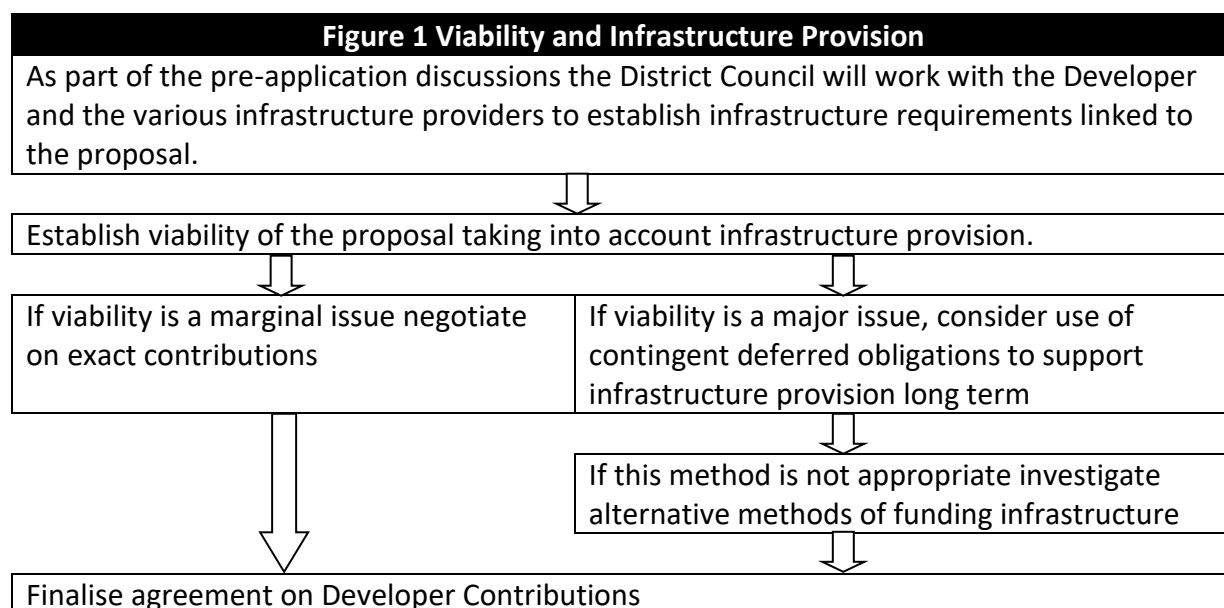
House, Newark, in November 2024. Following the hearings, the Inspector wrote to the Council in July 2025 recommending that there should be public consultation on the Council's proposed main modifications. This was undertaken in October 2025 for a six-week period.

5.5 At the time of writing, the Amended Allocations and Development Management DPD is still under examination, awaiting instruction from the Planning Inspectorate following the main modifications consultation. Given the stage that the AADMDPD is at, the Council has taken a view on the weight that should be applied to policies within it. With regard to Policy DM3 Developer Contributions and Planning Obligations, the Council is of the view that it carries substantial weight in decision making because no modifications were required to the policy and no objections/comments have been received. The supporting text clarifies that SPDs will form guidance for planning applications.

5.6 In facilitating the delivery of new development, it will be necessary to ensure that appropriate new development is not made unviable because of infrastructure and planning obligation requirements. Central to this approach will be the Council, Developers and Infrastructure Providers working together to support the delivery of new development. The requirements to support new development will be monitored over time. The diagram below (Figure 1) illustrates the three-stage approach that the District Council will establish:

- Establish detailed infrastructure needs;
- Establish viability issues;
- Negotiate a solution

5.5 The District Council will need to work closely with developers once the Infrastructure requirements are identified and it becomes apparent that a 'funding gap' exists. The District Council will expect to operate an open book approach with the developer to ensure that a full understanding of viability issues can be identified.



6.0 Procedural Matters

The Role of the District Council

- 6.1 The District Council's role in the planning agreement process is fundamental. The Council is responsible for implementation and regulation of developer contributions, ensuring that a balance is struck which meets the various and often competing needs of the District. Apart from Unilateral Undertakings, which are only signed by the applicant, planning obligations are required to be executed by the Local Planning Authority (Newark & Sherwood District Council in this instance). Consequently, it is the role of the Council to lead planning agreement negotiations, ensuring any funds provided by the developer are appropriately spent and / or distributed to the relevant Local Authority or public / private body. Where the Council negotiates contributions for infrastructure, services, facilities or amenities beyond the scope of its day-to-day responsibilities e.g. transport, education and health, those contributions are transferred directly to the relevant responsible Local Authority or public / private body. In these instances, Nottinghamshire County Council and/or the NHS may also be signatories to the S106.

Consultation and Negotiation

- 6.2 Officers from the Council's Planning Development team strongly encourage, in accordance with national guidance, pre-application discussions. This then allows agreement of planning obligations prior to the planning application being formally submitted. Negotiations will include consultation with internal service areas where appropriate (e.g. where open space or affordable housing is to be provided) who will detail the level of contribution needed as a result of the development. In some cases, external bodies e.g. the County Council may be consulted regarding contributions or obligations which they propose. It should be noted that only the very largest of applications are likely to be subject to all of the requirements detailed within the SPD.
- 6.3 There may be applications which have very site-specific requirements which are not included within this SPD. It should be noted that the obligations set out in this SPD are not exhaustive, and the Local Planning Authority may wish to negotiate other obligations where they are considered necessary and relevant to a development.
- 6.4 This approach has many benefits, ensuring that developers are fully informed of likely contributions required for a proposed development at the earliest opportunity, assisting in determining project viability and greater clarity and certainty.

Drafting of S106 Agreements

- 6.5 Once the above information has been agreed with the Planning Development team, they will submit this with full instructions to the Council's Legal team who will produce a draft legal agreement within 10 working days of receipt of all the requested documentation. As part of this process the applicant will be required to produce satisfactory proof of title and all

persons with an interest in the development site including mortgagees, tenants and option holders must be party to the agreement. They will also be required to pay the Council's reasonable costs incurred in drafting and completing the agreement.

- 6.6 For straightforward obligations that contain only financial obligations, the use of Unilateral Undertakings (UU) may be possible by agreement of the Council. The Council would like applicants to enter into early discussions with them prior to the UUs being drafted by the Council's Legal team. Please contact the Case Officer for the planning application to discuss further. Where Unilateral Undertakings are used, applicants will be required to meet the Council's reasonable costs incurred in drafting the Undertaking and reviewing the legal interests in the land to be bound by the Undertaking and completing the Undertaking.
- 6.7 Further information about the Legal charges can be viewed at <https://www.newark-sherwooddc.gov.uk/feesandcharges/>. These are an estimate of the fees due but should a matter be more complex or become protracted then the fees may be increased with prior notification in the negotiation process.
- 6.8 Once the document has been agreed between the developer/owner(s) and the Council and properly signed and sealed in duplicates and in exceptional circumstance the Council may agree to complete the agreement in counterparts. The Council's Legal team will then complete the agreement/Undertaking and it will be given to the Council's Land Charges team, who will register it. The obligations, including triggers, set out in each agreement will then be entered on the Council's Section 106 Obligation Tracker. This is to allow the authority to monitor the implementation of agreements (see paragraphs 7.1 – 7.6 on monitoring of agreements).

Index Linking

- 6.9 To take account of inflation, all payments will be index linked by reference to the 'All In Tender Price Index' published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (or any successor organisation) from the date of the obligation to the date the actual payment is made.

Transfer of Land

- 6.10 Occasionally obligations will require land to be transferred to the Council, or Parish Council or other community organisation usually in respect of public realm or open space scheme obligations. In such cases, the S106 Agreement will contain a requirement to pay the Council's, or other community organisations legal costs in respect of the land transfer and provisions relating to the condition of the land to be transferred alongside any required commuted sums.

Contribution Triggers and Requirements

- 6.11 The Council will generally regard developments below predetermined thresholds as *de minimis* (too small) to require some developer contributions. Contributions will be expected from those developments which exceed the predetermined thresholds, where they are necessary to make the development acceptable. No contribution requirement (or lack of) precludes the imposition of normal planning standards required of a development proposal.
- 6.12 Where an individual application falls below the threshold but is part of a larger site, regard will be given to the wider site, ensuring a consistent approach to contribution requirements across the whole development site.
- 6.13 Where the cumulative impact of a number of developments (each above the predetermined thresholds) results in an identified community need, it may be reasonable for the associated developers' contributions to be pooled in order to secure the relevant infrastructure, however such an approach will have to be undertaken in accordance with the CIL regulations.
- 6.14 Trigger dates for the payment of financial contributions or the provision of physical infrastructure will be included in the S106 Agreement, as will any time periods by which the contribution is to be spent. It may be necessary to specify a time period after which contributions will be returned if they have not been spent. Where a sum includes a maintenance element the period for repayment should reflect this; where it will solely be used for maintenance no repayment should be required.

Phasing, Viability and Renegotiation

- 6.15 The Council recognises that the application of planning policy targets should not adversely impact on economic viability for appropriate development. Viability has been tested through the Whole Plan Viability Assessment of the Amended Core Strategy (2019) and Publication Amended Allocations & DM Policies DPD (2024). In accordance with the NPPF, where up-to-date policies have set out the contributions expected from development, planning applications that comply with them are assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.
- 6.16 Where the applicant is able to demonstrate the need for a viability assessment, the District Council expects this to be prepared in line with the requirements of the NPPF and Planning Practice Guidance. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.
- 6.17 All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available. This should take the form of a written report

that includes appropriate and relevant evidence in relation to build costs and infrastructure requirements, including land acquisition and future sales values. This should link back to the typology assumptions contained within the Newark & Sherwood Local Plan Whole Plan Viability Appraisal Update. It should be an open book viability assessment, the results of which should indicate the level of affordable housing and other planning obligation contributions that the proposed development may reasonably accommodate without becoming economically unviable.

- 6.18 When acquiring land, developers must have regard to the various planning policy requirements including planning obligations and CIL. Where developers have not taken account of likely contributions in negotiating a purchase price, this cannot be considered a viable reason for reducing the level of required contributions or obligations that would otherwise be required to make the development acceptable. Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan. For the purpose of plan making, an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.
- 6.19 Whilst the Council accepts that there may be occasions where development proposals are unable to meet all the relevant policy requirements but can proceed with reduced obligations, there must still be a strong justification for any change, such as a reduction in the percentage of affordable housing or infrastructure elements to be provided, and the resultant obligation must still be sufficient to make the development acceptable in planning terms. Where the Council is satisfied that an otherwise desirable development cannot be fully policy compliant and remain viable, a reduced package of planning obligations may be recommended based on the Viability Assessment. The Council may also require a future viability assessment to be secured through a s106 Agreement.

Contingent Deferred Obligations

- 6.20 For larger scale developments where some degree of phasing is likely, it may be that whilst full policy requirements cannot be met at the time when any Viability Assessment is undertaken, positive changes in market circumstances over time may allow additional contributions to be made whilst maintaining the economic viability of development.

- 6.21 Therefore where policy targets are not met, the Council will use Contingent Deferred Obligations that apply a viability re-evaluation mechanism to the development based on time or unit number triggers. A positive re-assessment that demonstrates additional viability, usually as a result of increased sale values in relation to construction costs, may then release additional affordable housing or infrastructure contributions.

Late Payments and Enforcement

- 6.22 Payments under a s106 Agreement become due to the Council immediately the trigger point described in the Agreement is reached. In the event of late payment, the Council reserves the right to impose late payment penalties set out in EU Late Payment Directive 2011/7/EU³ (or subsequent legislation), in addition to any indexation due.
- 6.23 The Council will work with developers to find solutions in cases where they demonstrate real difficulty in making payments at the trigger set out in the S106 Agreement. This could be through agreeing payment of obligations at a later stage of the development process, or through provision by the developer of works rather than finance. However, where it is imperative that the relevant measure is in place prior to a development being occupied, the obligations to fund it will always become payable in accordance with the timescales within the S106 agreement and no variation will be possible.
- 6.24 The Council will enforce obligations through the relevant legal channels once other reasonable approaches to address non-compliance with obligations have been taken. In such cases, the Council will seek to retrieve its legal costs in taking action from the party that is in breach of its obligations as well as any additional indexation or interest on the sum that is due.

³ NB. EU Late Payment Directive 2011/7/EU remains in effect in UK law through retained legislation (specifically the [Late Payment of Commercial Debts \(Interest\) Act 1998](#))

7.0 Monitoring of Obligations

7.1 As a reasonable Authority, the District Council considers it appropriate to carefully monitor all legal agreements in an open and transparent manner including the spending of monies received. This will be achieved utilising the following methods:

- Details of the obligation including triggers, amounts received and projects for which monies are to be spent on will be inserted into the Council's Obligation Tracker system;
- Use of building control records, monitoring reports, site visits and other appropriate actions to ascertain when trigger points have been reached;
- A S106 monitoring group will continue to meet. The group comprises officers from planning, strategic housing, leisure, legal and finance and its purpose is to monitor the progress of all developer contributions that have been input onto the Obligation Tracker and ensure that agreements are implemented when trigger levels are reached; and
- A copy of each S106 Agreement will be placed on the public planning register in advance of the issue of the the planning decision notice. This information will also be made available on the Council's website <http://publicaccess.newark-sherwooddc.gov.uk/online-applications/>

7.2 The mechanism for meeting the costs of monitoring planning obligations and the amount payable by each developer is incorporated within each individual Section 106 Agreement and is payable upon commencement of development. The administration fee for CIL, up to 5% of the total levy, is incorporated within the Levy itself so no additional fee will be payable.

7.3 All obligations are time consuming, albeit of a physical or financial nature and most are monitored on a monthly, annual or in some cases, on a perpetuity basis depending on the requirements and complexity of the agreement. The latter is where greatest consideration must be given to the amount of officer time incurred as well as site travelling costs. The main objective is to ensure compliance by all parties involved in the successful completion of all Section 106 Agreements.

Basis of Charges and Payment of Monitoring Fees

7.4 The S106 monitoring fees are based on the time spent on each type of obligation, either a financial contribution monitor or a physical monitor e.g. a site visit, review or negotiation. The hourly rates charged are based upon the identified 'on costs' for the grade of officer involved in the process of monitoring the agreement. It also includes an amount to take account of the support that will be required to be given by the Councils Legal Department to assist with the monitoring process.

7.5 The monitoring fee (which will be agreed by the Council) will be payable before commencement of the development.

7.6 Full details about the charges for S106 monitoring can be viewed at:

<https://www.newark-sherwooddc.gov.uk/feesandcharges/>

Infrastructure Funding Statement (IFS)

7.7 Local authorities are required to produce an IFS on an annual basis to provide an update on the receipt of developer contributions (from Section 106 agreements and the Community Infrastructure Levy (CIL)) and any monies spent within that timeframe. Developer contributions are used to help fund development related infrastructure provision and to maximise the benefits and opportunities from growth. The latest IFS can be viewed on the Council's website⁴.

⁴ <https://www.newark-sherwooddc.gov.uk/infrastructuretosupportgrowth/>

PART TWO

- 8.1 This part of the SPD sets out the types of obligation that the Council may seek to secure from development and how it identifies the relevant policy basis, types of development to which the obligation will apply, thresholds over which the obligation will be sought and, where possible, the basis on which the level of obligation will be calculated.

It should be noted that contributions will not be requested as a per dwelling payment as a matter of course. It is the impact of each individual proposal that will need to be assessed on a site-by-site basis to identify what contributions may be needed to make development acceptable.

- 8.2 This information is set out in the following order:

- Affordable Housing (full details of which are set out in the Affordable Housing SPD <https://www.newark-sherwooddc.gov.uk/spds/>)
- Community facilities;
- Education Provision
- Health;
- Libraries;
- Open Space incorporating:
 - Allotments & Community Gardens;
 - Amenity Green Space;
 - Natural & Semi Natural Green Spaces;
 - Outdoor Sports Facilities;
 - Public Open Space Provision for Children & Young People; and
 - Suitable Alternative Natural Green Space (SANGS) related to Birklands & Bilhaugh Special Area of Conservation (SAC); and
- Transport

- 8.3 The District Council is a reasonable authority and requests for contributions will be based on objectively assessed need, following consideration of the impact of development on existing service provision by relevant providers. Developers should liaise / engage with the LPA through the pre-app and application stages to understand the impacts in the location of their proposed development. In accordance with the NPPF, no proposals should be subject to such a scale of obligation and policy burden that its ability to be developed viably is threatened.

- 8.4 To take account of inflation all payments will be index linked by reference to the 'All In Tender Price Index' published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (or any successor organisation) from the date of the obligation to the date the actual payment is made.

9.0 AFFORDABLE HOUSING

9.1 The Council will continue to seek to secure appropriate affordable housing on development sites in accordance with policies in the Council's Development Plan and National Planning Policy Framework.

9.2.1 It is considered that the Affordable Housing SPD addresses the issue of delivering affordable housing and robustly details a developer's contribution in this respect, alongside the other development contributions outlined in this document. It should therefore be read alongside the information set out below.

Current Guidance	• Planning Practice Guidance – Housing needs of different groups⁵ • Planning Practice Guidance – Housing and Economic Development Needs Assessment⁶ • Newark & Sherwood Affordable Housing Supplementary Planning Document	
Current planning policy	• National Planning Policy Framework⁷	
Types of facilities for which provision may be required	• On-site Provision of affordable housing; or where appropriate • Commuted Sum towards off-site provision	
Type and size of development that may trigger need	All Major development – new suitable housing proposals of 10 or more dwellings or sites of 0.5 ha or more (irrespective of dwelling numbers).	
How are the costs calculated and what are they?	The Council will use the following approach for calculating commuted sums to provide sufficient funds to enable the equivalent value of on-site affordable housing to be provided off-site: - The commuted sum will represent the value that a Registered Provider would pay for an affordable unit. This will be based on the open market sales value minus the Developers Profit and Capitalised Net Rent including deductions for management, maintenance, bad debts and voids (i.e. the fixed property income stream in perpetuity) In assessing any off-site contribution, the Council will have regard to other contributions and given the variable factors involved, negotiations will take place on a site-by-site basis, and you are strongly encouraged to engage in pre-application consultation.	
Form in which contributions should be made	Summary of Affordable Housing Requirements in Newark & Sherwood	
	Target	30% affordable housing on all qualifying sites
	Qualifying sites	Sites of 10 dwellings or sites of 0.5 hectares or more

⁵ <https://www.gov.uk/guidance/housing-needs-of-different-groups>

⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#affordable-housing>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

	Tenure mix of affordable housing	60% Social or affordable rent 40% Affordable home ownership products
	Amount and threshold for affordable housing in the greenbelt	The amount of affordable housing will be 45% on qualifying sites. The threshold for qualification is all housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more.
	In certain circumstances the Council may require a financial contribution of equivalent value to that which would have been secured by on-site contribution, taking into account the additional market housing that would be provided due to there being no on-site affordable units.	
Types of affordable homes required	Core Policy 3 in the Amended Core Strategy (2019) sets out that the District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely: • Family housing of 3 bedrooms or more • Smaller houses of 2 bedrooms or less. • Housing for the elderly and disabled population	
Contact	Business Manager – Healthy Places, Newark & Sherwood District Council	
Last Updated	2026	

10.0 COMMUNITY FACILITIES

- 10.1 In implementing this document community facilities are defined as including Community Halls; Village Halls; Indoor areas for sport, physical activity, leisure and cultural activity; and Halls related to places of worship (including all land and assets within their curtilage). It also includes infrastructure and ancillary facilities to support existing sport and recreational activities, including storage buildings; changing rooms, showers and toilets; spectator seating and covered areas; and improving accessibility for local residents.
- 10.2 In the interest of comprehensive development, the District Council will seek, where necessary, the collective provision of new infrastructure from development proposals and the phasing of development to ensure the satisfactory achievement of objectives. This will apply to the District Council's strategic objectives in relation to the urban area and in the rural areas where it is demonstrated that the best interests of the community can be met by the provision of facilities in recognised geographical areas.
- 10.3 Where existing infrastructure exists or where small-scale developments do not warrant new infrastructure, a contribution may be appropriate to support the existing infrastructure such as a village or community hall or other community asset.
- 10.4 It is further recognised that qualitative improvements to some community facilities would increase their ability to make a positive contribution to meeting the needs of the community. Accordingly, the District Council will continuously monitor usage and capacity in order to assess and address supply and demand requirements of such facilities and remedy any deficiencies, but not deficiencies in unrelated sites within the District.
- 10.5 In rural areas, contributions from development in a particular village or parish can be taken to address the priorities identified in any relevant Neighbourhood Plan, by local residents or the Parish Council. In this respect, Parish Councils and other community interest groups will be requested to respond on the likely requirements for community infrastructure where development sites are known to be coming forward in rural areas.

Current Guidance, Local Strategy and Evidence	• Planning Practice Guidance - Healthy and safe communities⁸ • Planning Practice Guidance: Open space, sports and recreation facilities, public rights of way and local green space⁹ • Newark & Sherwood Community Plan 2023-2027¹⁰ • Newark & Sherwood Infrastructure Delivery Plan
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⁸ <https://www.gov.uk/guidance/health-and-wellbeing>

⁹ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

¹⁰ <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/council-strategies/Revised-Community-Plan-23-27.pdf>

	Newark & Sherwood Sports and Recreation Facilities Strategy 2023-2033¹¹
Current planning policy	- National Planning Policy Framework - Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP6 – Infrastructure for Growth - Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities - Draft Amended Newark & Sherwood Allocations & Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations
Type of facilities for which provision may be required	Contributions may be sought for the following: - The extension and/or improvement of existing halls or facilities; - A replacement facility to a specification agreed with the Council should be provided if a development would result in the loss of a recognised community facility / facilities; - New community facilities where the size of new residential development means that a new community facility is required; and - Provision of new and / or improved facilities or the purchase of equipment or the implementation of activity programmes within the area affected by the development. - Improvements to existing infrastructure that supports access to sport and recreation. The Local Planning Authority will consult with the Parish and Town Councils in order to assess the need for community facilities and hold a list of proposals for reference.
Type and size of development which may trigger need	Residential - 10 dwellings or more Where development generates a need for new or improved community facilities, or makes additional demands on existing community facilities, the contribution will be as in the table below. Residential - 100 dwellings or more On schemes where an Outdoor Sports facilities contribution is secured, any community facilities contributions secured will not be spent on outdoor sports facilities to avoid double counting.
Form in which contributions should be made	Capacity issues are dependent on existing community facilities and the nature of the development. Contributions can be either provision of facilities or commuted sums as determined by the District Council. The financial contribution towards community facilities will take into consideration the following issues: Existing community facility provision;

¹¹ <https://democracy.newark-sherwooddc.gov.uk/documents/b3308/Sports+Recreation+Facilities+Strategy+2023-2033+Appendix+20th-Feb-2024+18.00+Cabinet.pdf?T=9>

	• The size of the residential development; • Current average build costs using figures aligned to the Building Cost Information Service; • The provision of floor space per dwelling; • The projected population of the proposed development The current average build costs of community facilities (based on BCIS indexation data) are set out in Appendix B. The approach takes a mean average across a range of typical community facility types—including community centres, recreational facilities, cafés, village halls, youth clubs, parish halls, faith buildings used for community activities, leisure centres, sports halls and changing rooms—using build costs drawn from BCIS rates. The figure will be regularly reviewed in order to reflect changes in capital costs of providing such community facilities in line with the Building Costs Information Service (BICS). The provision standard for community facilities is based on a provision of 0.75 square metres of floor space per dwelling, which is in line with recommended standards for the provision of community facilities. Calculation The calculation for community facility contributions per dwelling is based on the following formula: Build Cost per sq. Metre of floor space x standard community floor space per dwelling i.e. 0.75. All figures are subject to indexation.
Contact details of relevant people	Sports, Community Facilities and Events Manager, Newark & Sherwood District Council
Last updated	2026

11.0 EDUCATION PROVISION

- 11.1 Funding for new school places in Nottinghamshire comes from two main sources: a government capital grant (to meet demand from the existing population) and developer contributions (to address pupil demand created by new housing). The County Council decides whether a developer must contribute based on projected pupil numbers compared with available school capacity in the relevant planning area. If a development would create demand exceeding the area's projected capacity, the developer must fund the number of additional school places required. Requirements included in Nottinghamshire County Council's Developer Contributions Strategy (2024) have informed NSDC's Whole Plan Viability Assessment.
- 11.2 Provision of education infrastructure is an integral part of new residential development and is a crucial element in achieving sustainable communities. It may be a requirement of any development to make an appropriate contribution towards enhancing existing education facilities where there is insufficient capacity to support the development. It should be noted that the CIL will be used to help fund secondary education whilst the primary education needs of new development will continue to be addressed through S106 contributions. To ensure that they are aware of what may be required in terms of contributions and new facilities developers should consult with the Local Authority (LA), in this instance Nottinghamshire County Council, at an early stage of the development process. *
- 11.3 The DfE advise Local Authorities to seek developer contributions for expansions required to provision for pupils with special educational needs and disabilities (SEND), commensurate with the need arising from the development. At January 2024, the proportion of the Nottinghamshire pupil population that required a specialist placement was 1.3%. This gives an all-age SEND yield of 0.52 pupils per 100 dwellings. Meaning, of the 40 pupils expected to be generated for every 100 dwellings (across all education phases), 0.52 pupils would require a place in a non-mainstream setting.

Current Guidance, Local Strategy and Evidence	• National Planning Policy Framework • Planning Practice Guidance: Planning Obligations¹² • Planning Practice Guidance: Healthy and Safe Communities¹³ • Nottinghamshire County Council's Developer Contribution Strategy • Newark & Sherwood Infrastructure Delivery Plan
Planning Policies	• Newark & Sherwood Amended Core Strategy DPD (2019) Spatial Policy SP6 – Infrastructure for Growth • Newark & Sherwood Amended Core Strategy DPD (2019) Spatial Policy SP8 – Protecting and Promoting Leisure and Community Facilities • Newark & Sherwood Amended Allocations & Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations
Type of facilities for which provision may be	Contributions may be sought for the following aspects of primary education: Sites for new schools (including pre-school AND send where necessary),

¹² <https://www.gov.uk/guidance/planning-obligations>

¹³ <https://www.gov.uk/guidance/health-and-wellbeing>

required	construction costs of new schools, contributions towards additional classroom / other building provision at existing schools (including additional grass / artificial turf sports pitches), contributions to highway needs arising as a result of the development. Details are set out in Nottinghamshire County Council's Developer Contribution Strategy: https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy							
Type and size of development which may trigger need	Residential – 10 dwellings or more Where a development generates a need for additional places to be provided in existing primary schools, a contribution may be required. The County Council's consideration of whether a developer contribution towards education provision is required will be informed by the projected demand for places compared with the known capacity figures of schools in the relevant pupil planning area. Where a development is proposed in a planning area with insufficient projected capacity, or would result in insufficient projected capacity, a contribution will be required. A contribution is required for every pupil place needed in excess of the projected capacity. In some circumstances the size of new residential development will mean that a new school will need to be provided. Developers should contact the Local Authority early in the development process to ascertain whether this will be required. Where provision of a new school is required as the result of a new development, the developer will be expected to provide a site and construction costs including professional fees, furniture and equipment. The trigger point for payment of the contribution will be the commencement of the development generating the need. However, where a development is to take place in phases, it may be possible to phase the payments of contributions to reflect this. This may not be appropriate, however, in the case where a new school is required. Other Proposals to redevelop an existing school site by a developer would normally trigger need for a replacement school (where the existing school is not surplus to requirements).							
The numbers of children generated by new developments	<table><tr><th>Education phase</th><th>Pupil places generated per 100 dwellings</th></tr><tr><td>SEND</td><td>0.52</td></tr><tr><td>Primary</td><td>21</td></tr></table>		Education phase	Pupil places generated per 100 dwellings	SEND	0.52	Primary	21
Education phase	Pupil places generated per 100 dwellings							
SEND	0.52							
Primary	21							
What if there is spare capacity at the existing catchment schools?	Contributions may be required for every pupil place required in excess of the projected capacity, so if the County Council calculate that spare places will exist in the catchment primary school by the time the development can reasonably be expected to generate new demand for places, their requirement will be adjusted accordingly.							
How are the costs calculated and what are they?	Details can be found in Nottinghamshire County Council's Developer Contributions Strategy*							

Contact details of relevant people	Planning Policy, Place Department, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP
Last updated	2026

* Nottinghamshire County Council have a Planning Contributions Strategy which covers this issue and which can be viewed on their website at:

<http://www.nottinghamshire.gov.uk/thecouncil/democracy/planning/planningcontributionsstrategy/>

12.0 HEALTH

- 12.1 The NHS Nottingham and Nottinghamshire Integrated Care Board (ICB) is a clinically led statutory NHS body responsible for the planning and commissioning of health care services for Nottingham and Nottinghamshire and is a consultee for local authority development plans. The ICB is assisting the District council regarding its strategic policy to deliver health facilities as well as provide information on their current and future strategies to refurbish, expand, reduce or build new facilities to meet the health needs of the existing population as well as those arising because of new and future developments.
- 12.2 The possible requirement for the provision of new or improved health facilities is dependant, not only on the scale of the development, but also on the available capacity in health facilities serving the area, so consultations with the ICB may be necessary at an early stage of the development process. In terms of the ability to expand facilities to accommodate new growth, the ICB has outlined that all premises may require adaptation or extension and for at least two surgeries where there are no opportunities for further expansion, a new location is required.

Current Guidance, Local Strategy and Evidence	• National Planning Policy Framework • Planning Practice Guidance - Healthy and safe communities¹⁴ • Nottingham and Nottinghamshire NHS Integrated Care Strategy and Joint Forward Plan¹⁵ • Newark & Sherwood Infrastructure Delivery Plan
Planning policies	• Newark & Sherwood Core Strategy DPD Policy SP6 – Infrastructure for Growth • Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities • Newark & Sherwood Amended Allocations & Development Management DPD – Policy DM3 - Developer Contributions and Planning Obligations
Type of facilities for which provision may be required	Subject to an identified need in the locality, contributions may be sought for the following health infrastructure: • New health facilities (these may be co-located with other health or social care providers) • Construction costs for additional facilities / extensions, adaptations or alterations.
Type and size of development which may trigger need	The Council will consult NHS Nottingham and Nottinghamshire ICB on residential developments of 30 dwellings or more. Developer contributions will be required where development places extra demand on local health care provision. Applications for the development of concentrated / multi-tenant housing such

¹⁴ <https://www.gov.uk/guidance/health-and-wellbeing>

¹⁵ <https://healthandcarenotts.co.uk/integrated-care-strategy/joint-forward-plan/#:~:text=The%20plan%20sets%20out%20the,made%20sustainable%20following%20the%20pandemic.>

	as residential care homes, nursing homes, sheltered housing or student accommodation will need to be assessed for their impact on the local healthcare functions on a case-by-case basis
Form in which contributions should be made	Capital monies to provide new or enhanced facilities. Land or buildings may also form all or part of the contribution.
How are the costs calculated and what are they?	The figure (see Appendix B) is based on the Statement of Financial Entitlements for GP services and a benchmark of local health developments in 2013. It has been updated (in 2024) in line with the Retail Price Index produced by ONS. To help meet health needs, GP practices work together with community, mental health, social care, pharmacy, hospital, and voluntary services in their local areas in groups of practices known as Primary Care Networks (PCNs). PCNs build on existing primary care services and enable greater provision of proactive, personalised, coordinated and more integrated health and social care for people close to home. The cost per dwelling is not a “tariff” on all new houses; it will only be applied where additional health provision is required as a result of the new housing development, and it will not be used to remedy deficiencies elsewhere within the District.
Contact details of relevant people	Lynne Sharpe, Associate Director of estates at NHS Nottingham and Nottinghamshire ICB
Last updated	2026

13.0 LIBRARIES

- 13.1 This section should be read in conjunction with Nottinghamshire County Council's Developer Contributions Strategy¹⁶. Public library services in Nottinghamshire are delivered through a network of library buildings and mobile libraries. These libraries are at the heart of our communities. They provide access to books, CDs and DVDs; a wide range of information services; the internet; and opportunities for learning and leisure.
- 13.2 Libraries need to be flexible on a day-to-day basis to meet diverse needs and adaptable over time to new ways of learning. Access needs to be inclusive and holistic.
- 13.3 Therefore contributions from developments which place additional demand on library services may be required in order for the County Council to maintain this valuable community service at an appropriate level.

Current Guidance, Local Strategy and Evidence	• National Planning Policy Framework¹⁷ • Planning Practice Guidance: Planning Obligations • Planning Practice Guidance - Healthy and safe communities¹⁸ • Nottinghamshire County Council's Developer Contribution Strategy • Newark & Sherwood Infrastructure Delivery Plan
Planning Policies	• Newark & Sherwood Amended Core Strategy DPD (2019) Policy Spatial Policy 6 – Infrastructure for Growth • Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities • Newark & Sherwood Amended Allocations & Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations
Type of facilities for which provision may be required	Subject to an identified need in the locality, contributions may be sought for the following: • Construction of new libraries (including fit-out costs) • Extensions / alternations to existing libraries • Increasing stock levels at existing libraries (As identified in Nottinghamshire County Council's Developer Contributions Strategy) *
Type and size of development which may trigger need	Contributions may be sought for any residential development (including student accommodation) of 50 dwellings and above (as identified in Nottinghamshire County Council's Developer Contributions Strategy) *

¹⁶ <https://www.nottinghamshire.gov.uk/media/4317640/nccdevelopercontributionsstrategy.pdf>

¹⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁸ <https://www.gov.uk/guidance/health-and-wellbeing>

What are the costs?	See Appendix B.
How are the costs calculated?	Details are included in Nottinghamshire County Council's Developer Contributions Strategy*
Form in which contributions should be made	Please see the guidance set out in Nottinghamshire County Council's Developer Contributions Strategy* The NSDC 2022 Infrastructure Delivery Plan Update identifies the areas of greatest need in the District.
Contact details of relevant people	Planning Policy, Place Department, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP
Last updated	2026

14.0 OPEN SPACE AND GREEN INFRASTRUCTURE

14.1 Open Space is an essential part of the urban fabric and is a vital resource for our local communities. It plays a pivotal role in the quality of life for people from determining a person's health and well-being, contributing to the character of our townscapes, and providing habitats for wildlife, and supporting community recreational activities.

14.2 Open space/Green Infrastructure, as referred to in this document, relates to open spaces that may or may not be publicly accessible which are of community, economic, recreational, educational, amenity, health or biodiversity value. This encompasses:

- Recreational and sporting value: equipped, children's/youth play spaces (including skateboard/BMX areas and kick-about areas); formal sports pitches (including greens, courts and ancillary facilities);
- Educational value: sites used primarily in conjunction with schools and colleges;
- Amenity value: sites which provide for informal recreation such as dog walking, or seating areas and/or which are of visual importance, making a positive contribution to the character of the settlement / locality;
- Biodiversity value: open spaces provide a habitat for wildlife, corridors and links for movement between habitats and enhancement/management will encourage greater biodiversity which is an indicator of a healthy environment;
- Health value: allotments and community gardens which provide space for food growing and community involvement; and
- Wider community and economic value: formal parks and gardens with a range of facilities and which may attract tourism visitors

Current Guidance, Local Strategy and Evidence	• National Planning Policy Framework¹⁹ • Planning Practice Guidance: Open space, sports and recreation facilities, public rights of way and local green space²⁰ • Planning Practice Guidance - Healthy and safe communities²¹ • Government Guidance on BNG²² • Newark & Sherwood Infrastructure Delivery Plan • Newark & Sherwood Playing Pitch Strategy (2023-2033)²³ • Newark & Sherwood Sports and Recreation Facilities Strategy 2023-2033²⁴
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¹⁹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

²⁰ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

²¹ <https://www.gov.uk/guidance/health-and-wellbeing>

²² <https://www.gov.uk/government/collections/biodiversity-net-gain>

²³ <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/council-strategies/Playing-Pitch-and-Outdoor-Sports-Strategy-2023.pdf>

	• Newark & Sherwood Habitats Regulation Assessment • Newark and Sherwood Open Space Assessment and Strategy (2022)²⁵									
Planning Policies	• Newark & Sherwood Amended Core Strategy DPD (2019) Policy Spatial Policy 6 – Infrastructure for Growth • Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities • Newark & Sherwood Allocations & Development Management DPD – Policy DM3									
Types of facilities for which provision may be required	New, improved or extended: • Provision for children & young people (PCYP) • Outdoor sports facilities (OSF); • Amenity Green Space (AGS) • Natural & semi natural green spaces (NSN); • Allotments & community gardens (ACG). Full definitions of these types of open space are set out in the Newark & Sherwood District Open Spaces Assessment & Strategy²⁶ Alternatively commuted sums for off-site provision may be appropriate.									
Local Standards for Open Space	The Newark & Sherwood Open Space Assessment & Strategy (2022) has set local provision standards for a number of different types of open space. Those of relevance to new housing developments are as follows: <table><tr><th>Typology</th><th>Threshold for Requirement (No. of Dwellings)</th><th>Standards (Ha Per 1,000 population)</th></tr><tr><td>Parks & Gardens</td><td></td><td>0.60</td></tr><tr><td>Amenity Greenspace</td><td>30+ dwellings</td><td>0.60</td></tr></table>	Typology	Threshold for Requirement (No. of Dwellings)	Standards (Ha Per 1,000 population)	Parks & Gardens		0.60	Amenity Greenspace	30+ dwellings	0.60
Typology	Threshold for Requirement (No. of Dwellings)	Standards (Ha Per 1,000 population)								
Parks & Gardens		0.60								
Amenity Greenspace	30+ dwellings	0.60								

²⁴ <https://democracy.newark-sherwooddc.gov.uk/documents/b3308/Sports+Recreation+Facilities+Strategy+2023-2033+Appendix+20th-Feb-2024+18.00+Cabinet.pdf?T=9>

²⁵ <https://www.newark-sherwooddc.gov.uk/your-council/planning-policy/other-planning-policy-information/open-space-strategy/>

²⁶ <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/other-planning-policy-information/open-space-strategy/Open-Space-Strategy.pdf>

	Natural & Semi-Natural Greenspace	10+ dwellings	10.00
	Outdoor Sports Facilities	100+ dwellings	n/a ²⁷
	Provision for children and young people	10+ dwellings ²⁸ or 5+ dwellings in all other areas of the District	0.75
	Allotments	400+ dwellings	0.50
Based on an average household size for the District of 2.4 persons per household the local provision levels per dwelling would be as follows: Amenity green spaces – 14.4m²/dwelling Provision for children and young people – 18m²/dwelling Outdoor sports facilities – Requirements for developer contributions will be informed by the Newark & Sherwood Playing Pitch Strategy Action Plan recommendations Allotments and community gardens – 12m²/dwelling Natural and Semi-Natural Green Space - all residents should live within 300m of an area of between 0.2 ha and 1ha in size.			
Type and size of development which may trigger need	New housing developments as set out below: Provision for Children and Young People: 10 or more dwellings in settlements central to delivering the Spatial Strategy²⁹ or 5 or more dwellings in all other areas of the District Amenity Greenspaces – 30 or more dwellings Outdoor Sports Facilities – 100 or more dwellings Allotments and Community Gardens – 400 or more dwellings		

²⁷ Standards are explained in the Newark & Sherwood Playing Pitch Strategy: <https://democracy.newark-sherwooddc.gov.uk/documents/s19253/Playing+Pitch+and+Outdoor+Sports+Strategy+2023-2033.pdf>

²⁸ Newark Urban Area, Southwell, Ollerton & Boughton, Clipstone, Rainworth, Collingham, Sutton-on-Trent, Farnsfield, Lowdham, Bilsthorpe, Edwinstowe and Blidworth.

²⁹ Newark Urban Area, Southwell, Ollerton & Boughton, Clipstone, Rainworth, Collingham, Sutton-on-Trent, Farnsfield, Lowdham, Bilsthorpe, Edwinstowe and Blidworth.

	Natural and Semi-natural Greenspace – 10 or more dwellings In respect of the above, smaller developments may be required to make a contribution where the development creates or exacerbates a deficiency of open space in the area. NB. On schemes where an Outdoor Sports facilities contribution is secured, any community facilities contributions secured will not be spent on outdoor sports facilities to avoid double counting.
Form in which contributions should be made	On-site contributions The open space requirement should aim to be provided onsite in the first instance (giving consideration to the accessibility standards in accordance with Table 1 below). Where this is not possible, consideration will be given in the following order of priority: 1) If the development site is well connected, consideration will be given as to whether an off-site contribution could be sought to enhance the quality and value of neighbouring open spaces 2) If the development site is not well connected, undertaking a prioritisation exercise to address the areas of open space with the greatest deficits first onsite. Off-site contributions The open space requirement should be provided on or adjacent to the proposed development. Where a new development is not of a size to require all categories of open space on-site it will generally be necessary for it to provide the relevant parts of the standard with a commuted sum covering the off-site elements. The financial contribution will be based on a calculated standard cost for making the necessary on-site provision of the full 3.888ha required for 400 dwellings / 960 people. The financial contribution will take into consideration the following issues: • Provision of equipped play areas, including activity and buffer zones; • Provision of surfaced areas for informal ball games and wheeled play; • Seating, including a teenage meeting area; • Provision of levelled and drained grass pitches; • Provision of artificially surfaced areas for formal sport; • Ancillary services for sports pitches such as changing rooms and parking provision; • Provision of natural and semi-natural areas, including wildlife habitats and nature reserves;

	• Provision of allotments and community gardens including fencing, water supply and cultivation; and • Provision of landscaped areas of amenity open space. In calculating the Commuted Sums payable, the cost per square metre and per dwelling at 2024 prices are set out in Appendix B These costs will be revised annually in line with the index for the soft landscaping work category of the Building Cost Information Service published by the Royal Institute of Chartered Surveyors.
Maintenance of open space	Following the agreement of on-site provision, the District Council will need to satisfy itself that the open space has been properly laid out and completed and that suitable contractual arrangements for its long-term maintenance have been put in place. Unless there is a valid reason, this will involve the land being dedicated to the Local Authority (the District Council / Parish Council) and a commuted sum being paid to cover its future maintenance. Council policy requires that the commuted sum cover maintenance for 20 years. This is considered an appropriate balance between the maintenance costs being covered by both the new development and ultimately the local authority. If developers do not wish to dedicate the open space to the Local Authority and the valid reason has been accepted by the District Council then the District Council will want to be assured that the alternative arrangements will guarantee the maintenance of the land for a minimum of 20 years. The costs for maintenance of the various areas are set out in Appendix B. The full 20-year commuted sum is calculated by multiplying the relevant open space area(s) by the cost per square metre or by multiplying the cost per dwelling by 20. These costs will be revised annually in line with the index for the soft landscaping work category of the Building Cost Information Service published by the Royal Institute of Chartered Surveyors.
Contact	Environmental Services Business Unit, Newark and Sherwood District Council.
Last updated	2026

14.3 Accessibility catchments for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes

of this process this problem is overcome by accepting the concept of ‘effective catchments’, defined as the distance that would be travelled by most users.

Ecology Requirements: Open Space - Suitable Alternative Natural Green Space (SANGS)

- 14.4 The Habitats Regulations Assessment (HRA) of allocated sites identified that further housing development in Edwinstowe and Ollerton would most likely impact on The Birklands & Bilhaugh Special Area of Conservation (SAC) by increasing recreational pressure on it. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS), on site and within the surrounding area.
- 14.5 As set out in the latest evidence for the LDF, the Birklands & Bilhaugh SAC Recreational Impact Assessment³⁰, public open space provided in connection with allocations in settlements within an 8.9km radius of Birklands & Bilhaugh Special Area of Conservation, should be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.

Current Guidance and Local Strategy	• National Planning Policy Framework • Habitats Regulations Assessment of the Newark and Sherwood Local Plan Review (HRA) • Clumber Park SSSI Recreational Impact Assessment (2022) • Birkland & Bilhaugh SAC Recreational Impact Assessment (2022)
Planning Policy	• Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP6 – Infrastructure for Growth • Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities • Newark & Sherwood Amended Core Strategy DPD (2019) Policy CP12 – Biodiversity & Green Infrastructure • Newark & Sherwood Allocations & Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations • Newark & Sherwood Allocations & Development Management DPD – Policy DM7 Biodiversity & Green Infrastructure
Type of facilities for which provision may be required	<u>SANGS</u> In the context of Newark & Sherwood District the term ‘Suitable Alternative Natural Green Space (SANGS)’ refers to sites that provide a suitable alternative to the Birklands and Bilhaugh SAC for people in the local area wishing to regularly access natural open space for walking, including dog walking. The definition of natural space development by Natural England in the context of Accessible Natural Greenspace (ANGSt) is “places where human control and activities are not intensive so that a feeling of naturalness is allowed to

³⁰ <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/ENV-4-Final-Birklands-&-Bilhaugh-SAC-RIA.pdf>

	predominate”. In the context of the Birklands and Bilhaugh SAC the terms SANGS refers to: • Sites that are freely accessible to people living within 5km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking; • Sites that provide natural space (using the definition above); • Sites should include some provision for car parking but also be accessible on foot. Such sites provide the opportunity for multi-functional sites that also enhance Biodiversity. Wherever possible emphasis will be placed on the provision of such open space within the development site.
Type and size of development which may trigger need	<u>SANGS</u> This will be applied to above developments within a 5km radius of Birklands & Bilhaugh SAC The District Council will work with Natural England to determine whether contributions are appropriate as result of the impacts of the development.
How are the costs calculated and what are they?	SANGS could be provided as part of new development or through the improvement and management of existing sites.
Form in which contributions should be made	<u>SANGS</u> • Provision of land either on or off site; • Commuted sum towards the provision of facilities including car parking, pedestrian access arrangements. It is the Council’s expectation that such provision will be provided in perpetuity, and this will be set out within the legal agreement.
Contact details of relevant people	Planning Policy and Infrastructure, Newark & Sherwood District Council
Last updated	2026

15.0 TRANSPORT

- 15.1 This section should be read in conjunction with Nottinghamshire County Council's Developer Contributions Strategy³¹ and NSDC's most recent Infrastructure Delivery Plan. One of the core planning principles in the National Planning Policy Framework (NPPF) is to actively manage patterns of development growth to make the fullest possible use of public transport, walking and cycling, and to focus significant development in locations which are, or can be made, sustainable. The transport system should be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.
- 15.2 From February 1, 2026, the [East Midlands Combined County Authority](#) (EMCCA) assumed strategic transport, bus, and regional infrastructure planning responsibilities from Nottinghamshire County Council. However, Nottinghamshire County Council remains the local highway authority, retaining responsibility for road maintenance, traffic management, and highway services.
- 15.2 Nottinghamshire County Council will assess the submitted Transport Statement / Transport Assessment to determine whether a development is acceptable in terms of offering opportunities for sustainable transport modes, thereby reducing the need for major transport infrastructure. This will take into account the nature and location of the site concerned.

Current Guidance	• National Planning Policy Framework³² • Planning Policy Guidance: Transport evidence bases in plan making and decision taking³³ • Nottinghamshire County Council's Developer Contributions Strategy • Newark & Sherwood Infrastructure Delivery Plan
Planning policies	• Newark & Sherwood Amended Core Strategy DPD (2019) Policy SP6 – Infrastructure for Growth • Newark & Sherwood Amended Core Strategy DPD (2019) - Policy SP7 Sustainable Transport • Newark & Sherwood Allocations & Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations
Type of facilities for which provision may be required	Contributions may be sought for the following to improve a site's sustainability in terms of integrated transport measures: • Public transport infrastructure and services; • Active Travel schemes, including cycling and walking measures; • Intelligent transport systems (e.g. "Next Bus" information at bus stops); • Bus priority measures; • Highway capacity improvements to reduce journey delays

³¹ <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

³² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³³ <https://www.gov.uk/guidance/transport-evidence-bases-in-plan-making-and-decision-taking>

	Subject to any restrictions within CIL regulations, this may be pooled along with similar contributions from other nearby developments. The type of measures supported by such contributions could include: • Nearby junction improvements • Enhancements to bus services Where appropriate, a separate fee may also be sought to cover the County Council's travel plan monitoring costs which would be negotiated as part of the S106 agreement.
Type and size of development which may trigger need	All major development (as defined by the NPPF). Planning applications that propose development that would generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment prepared in accordance with current Government and County Council guidance. Information on the thresholds for these requirements is set out in Nottinghamshire County Council's Road Network Policy³⁴
Form in which contributions should be made	The majority of highways improvements and modifications will be secured by planning condition, which require the developer to commission or carry out specified highway works. In such cases, the developer will be required to enter into an agreement with the Highway Authority pursuant to Section 278 of the Highways Act 1980 to secure the provision of the specified works. Financial contributions may be secured through a planning obligation towards the delivery public transport infrastructure and services, walking and cycling facilities (including public rights of way) and highway capacity enhancements where they are necessary to mitigate the cumulative impact of more than one development. These will be negotiated on a site-by-site basis to improve sustainable links both within and between settlements linked to the site where opportunities exist and the need for such improvements as a result of the development can be demonstrated. Financial contributions in relation to larger scale strategic transportation schemes may be secured through the CIL, as set out in the District Council's Infrastructure Delivery Plan and Infrastructure Funding Statement.
Contact details of relevant people	Planning Policy, Place Department, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP
Last updated	2026

- 15.3 These minimum thresholds (detailed above) required prior to a contribution being sought is based on Planning Practice Guidance which is referred to above. However, there is no suggestion that developments which fall below these thresholds are exempt from providing appropriate sustainable transport measures should they be reasonably required, particularly if the development is to form part of a larger site.

³⁴ <https://www.nottinghamshire.gov.uk/media/4317640/nccdevelopercontributionsstrategy.pdf>

Appendix A – Schedules for Development

It should be noted that contributions will not be requested as a per dwelling payment as a matter of course. It is the impact of each individual proposal that will need to be assessed on a site-by-site basis to identify what contributions may be needed to make development acceptable.

Schedule for Residential Schemes

Whilst it is unlikely that the majority of development will trigger all of the requirements indicated in the schedule below, they reflect the widest range of common contributions which may be sought. It is therefore important that developers liaise / engage with the LPA through the pre-app and application stages to understand the specific impacts in the location of their proposed development.

Number of Dwelling Units	Site Area (hectares)	Potential areas for inclusion that may be required where need is demonstrated
10 or more		Affordable Housing Community Facilities Education – Primary Only Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC
30 or more		Affordable Housing Community Facilities Education – Primary Only Health Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC
50 or more		Affordable Housing Community Facilities Education – Primary Only Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC

		Transport
100 or more		Affordable Housing Community Facilities Education – Primary Only Health Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space - Outdoor sports facilities Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC Transport
400 or more		Affordable Housing Community Facilities Education – Primary Only Health Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space - Outdoor sports facilities Open Space - Allotments and community gardens Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC Transport
Development of concentrated / multi-tenant housing such as residential care homes, nursing homes, sheltered housing or student accommodation		Health SANGS (within 8.9km radius of Birklands and Bilhaugh SAC

Transport Statements, Transport Assessments, and Travel Plans – Required evidence in support of planning applications

Type of Development	Transport Statement	Transport Assessment and Travel Plan
Residential	>50 units<80 units	>80 units
Food retail	>250sqm<800sqm	>800sqm
Non-food retail	>800sqm<1500sqm	>1500sqm
Business: Offices other than financial and professional services, research and	>1500sqm<2500sqm	>2500sqm

development – laboratories, studios, light industry		
General Industry: General industry other than 'Business'.	>2,500sqm<4000sqm	>4000sqm
Storage & Distribution	>3000sqm<5000sqm	>5000sqm
Mixed Development/Sui Generis	Discuss with highway authority	
Financial and professional services	>1000sqm<2,500sqm	>2500sqm
Restaurants and cafes	>300sqm<2500sqm	>2500sqm
Drinking establishments	>300sqm<600sqm	>600sqm
Hot food takeaways	>250sqm<500sqm	>500sqm
Drive-thru restaurants and coffee shops		All cases
Hotels	>75<100 bedrooms	>100 bedrooms
Residential institutions - hospitals, nursing homes	>30<50beds	>50 beds
Residential institutions - residential education: Boarding schools and training centres	>50<150 students	>150 students
Residential institutions – hostels: Homeless shelters, accommodation for people with learning difficulties and people on probation.	>250<400 residents	>400 residents
Non-residential institution: Medical and health services – clinics and health centres, crèches, day nurseries, day centres, consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, training centres, places of worship, religious instruction and church halls.	>500sqm<1000sqm	>1000sqm

Assembly and leisure: Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos, other indoor and outdoor sports and leisure uses not involving motorised vehicles or firearms	>500sqm<1500sqm	>1500sqm
Schools: Primary and secondary schools with or without a nursery	Discuss with highway authority	

Source: Nottinghamshire County Council Road Network Policy:

<https://www.nottinghamshire.gov.uk/media/4suhf4wz/12-road-network-policy-3.pdf>

Appendix B – Developer Contributions Calculations (2026)

Contribution Type	Indexation Method	Area within which monies should be spent	Requirement at 2026
Affordable Housing	Calculated on a site-by-site basis		Calculated on a site-by-site basis
Community Facilities	BCIS ³⁵	Within the vicinity of the development	£2017.21 per dwelling
Education Provision - Primary	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	See: NCC Developer Contributions Strategy: https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy
SEND	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	See: NCC Developer Contributions Strategy: https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy
Health	RPI (ONS)	To be agreed in consultation with the NHS	£1531.48 per dwelling

³⁵ The approach takes a mean average across a range of typical community facility types—including community centres, recreational facilities, cafés, village halls, youth clubs, parish halls, faith buildings used for community activities, leisure centres, sports halls and changing rooms—using benchmark build costs drawn from BCIS data.

Libraries (Building costs)	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	Where a contribution is required to increase building capacity the cost will be determined at the time of the planning application and will include both building costs (linked to the BCIS Tender Price Index) and fitting-out costs, including furniture and technology, based upon current fitting-out costs of new provision in Nottinghamshire. See: NCC Developer Contributions Strategy: https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy
Libraries (Stock)	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	£44.64 per dwelling See: NCC Developer Contributions Strategy: https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy
Offsite Open Space – Commuted sums			
Allotments and Community Gardens	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£199.60 per dwelling
Amenity Green Space	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£458.70 per dwelling
Open Space for Children and Young People	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£1503.27 per dwelling
Natural and Semi Natural Green Space	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£166.43 per dwelling
Outdoor Sports Facilities	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£1195.99 per dwelling

Maintenance of Open Spaces – Commuted sums			
Maintenance of Allotments and Community Gardens	Index for soft landscaping work category of the BCIS		£239.66 per dwelling
Maintenance of Amenity Green Space	Index for soft landscaping work category of the BCIS		£458.46 per dwelling
Maintenance of Public Open Space for Children and Young People	Index for soft landscaping work category of the BCIS		£1671.94 per dwelling
Maintenance of Natural and Semi Natural Green Space	Index for soft landscaping work category of the BCIS		£166.43 per dwelling
Maintenance of Outdoor Sports Facilities	Index for soft landscaping work category of the BCIS		£1861.21 per dwelling

Source: 2013 Figures have, and will continue to be, updated annually in line with indexation using data from the Building Cost Information Service - BCIS