

Newark Town Board

Wednesday, 2 September 2026 at 10:00 am

**Hybrid Meeting – Castle House, Great North Road,
Newark, NG24 1BY / Microsoft Teams**

**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
newarktownboard@newark-sherwooddc.gov.uk

AGENDA

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4. Chairs Update	
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9. Next meeting: November 2026 (date to be confirmed).	

Newark Town Board

Minutes of the Meeting of **Newark Town Board** held on Microsoft Teams on **Tuesday 28th July 2026 at 4:30 pm.**

PRESENT:	Penny Taylor MBE	Lincoln College Group (Co-Chair)
	Louise Casey	Your CVS (Co-Chair)
	Anna Lawson	NTC (Advisor)
	Andrew Fearn	St. Mary Magdalene with St. Leonards (Member)
	Ben Robinson	Historic England (Advisor)
	Charlotte Ellam	Notts. Police (Member)
	Cllr. Dawn Campbell	NTC (Member)
	Cllr. Rowan Cozens	NSDC (Member)
	Cllr. Richard Ward	NCC (Member)
	Emma Holden	Your CVS (Guest)
	Jackie Insley	Citizens Advice (Member)
	John Robinson	NSDC (Advisor)
	Kathryn Sharp	Environment Agency (Advisor)
	Karen Fearn	NHS (Member)
	Matt Lamb	NSDC (Advisor)
	Neil Cuttell	NSDC (Advisor)
	Nick Wilson	NSDC (Section 151 Officer)
	Sarah Husselbee	NSDC (Advisor)
APOLOGIES:	Claire Ward	East Midlands Mayor (Member)
	James Walker-Gurley	NCC (Member)
	Nicola Stevens	NCC (Advisor)
	Tony Aspbury	Newark Showground (Vice-Chair)
ABSENCE:	Anthony Foxwell	Letsxcape (Member)
	Darren Burke	Masdings (Member)
	Robert Jenrick	Member of Parliament for Newark (Member)

1 - DECLARATIONS OF INTEREST

Louise Casey had declared an interest in Agenda item 5.

2- MINUTES OF PREVIOUS MEETING – 28TH APRIL 2026

Cllr Dawn Campbell requested confirmation as to whether a decision was made at the previous meeting regarding the Upper Floor Conversion scheme, to which Matt Lamb confirmed proposals were instead due to be presented at the next meeting on 2nd September.

Penny Taylor proposed an amendment to the minutes to include reference to the introductions taken place to Jackie Insley and Anthony Foxwell as new business and community representatives on the Board.

The Board were asked if there were any objections to the proposed amendment or further amendments proposed, to which none were raised. It was agreed that the minutes are to be accepted as a true record, subject to this single proposed change.

3 - CHAIR'S WELCOME

The Co-Chair Penny Taylor welcomed Board Members to the meeting and invited all attendees to individually introduce themselves.

Ben Robinson noted that he will be replacing Rose Thompspon as an Advisor to the Board, on behalf of Historic England.

Cllr Richard Ward noted his attendance as Substitute Member in the absence of Cllr Walker Gurley, on behalf of Nottinghamshire County Council.

4 - LOCAL REGENERATION FUND UPDATE

Matt Lamb provided an update to the Board regarding the delivery of the Newark-based projects within the Local Regeneration Fund (LRF), including the journey to date in receiving and administering the £25m grant monies, as well as outputs for completed projects. The following updates were provided in relation to the remaining LRF projects:

32 Stodman Street

- Works on site are due to complete late-October 2026 and open on site later this year. Positive progress has been made with interested retail tenants and heads of terms are being finalised with two. The residential units are now being marketed by Arkwood. It was suggested that another site visit is arranged for Board Members in the coming months, to be organised by NSDC.

Castle Gatehouse

- Works on site are progressing well and expected to complete next summer. The Board were advised of the significant risk that continues to surround this project, given the complexity of the site and the archaeology findings to date, resulting in increased risk of cost implications and delays.

Newark Market Place Improvement Scheme

- The scheme was originally led by Newark Town Council (NTC) however is now being delivered by Newark and Sherwood District Council (NSDC) as Project Sponsors, following a request from NTC in 2023.
- Community consultation has previously been undertaken in relation to the Market Place as part of the Newark Masterplan development, and the scheme continues to focus on the agreed principles reported to the Board previously.
- As the project has progressed through detailed technical design stages, updated cost estimates and professional assessments have identified that the available funding is unlikely to be sufficient to deliver the scheme

currently being considered as an option for the future of the Market Place.

- The main challenges relate to the complex works proposed beneath the Market Place surface. Current assessments indicate that these underground works would be significant and, together with the associated replacement surfacing, utility diversions, adoption, fees and bonds, greening and seating elements, would exceed the available budget. In addition, the historic nature of Newark Market Place means there could be significant archaeological uncertainties below ground. These could increase costs further and create delays.
- Discussions regarding the latest risks and challenges had recently taken place between NSDC and NTC, with both partners reviewing alternative options and are developing revised proposals for consideration by Newark Towns Fund Board in September 2026. The revised proposals are likely to focus on a number of improvements that could support the Market Place and town centre, including:
 - improved power supplies for markets and events,
 - enhanced lighting to improve security, atmosphere, and event activity,
 - CCTV enhancements,
 - al fresco pavement improvements and
 - new market and pop-up stalls.
- The road around the Market Place, including areas of existing 'cobbles', the trees and greening including the integrated seating will now not form part of the scheme. This road is within the ownership of Nottinghamshire County Council, who will be asked what else it can now do to make much needed improvements and repairs as the relevant highway authority.

Following the LRF update, Matt Lamb reminded the Board that the delivery of any revised Market Place Improvement scheme would be subject to Board approval of updated proposals at the next meeting, as well as a satisfactory Business Case demonstrating affordability and deliverability, noting all grant funded activity must be eligible capital expenditure.

Cllr Richard Ward highlighted that whilst Newark had a lot to offer and was accessible, he was interested to know about the wider support available to revitalise the high streets, support the market and businesses.

Matt Lamb explained that a range of business support initiatives were available and led by NSDC Economic Growth team and partners, including business advice, the animation of spaces, redevelopment of high streets such as 32 Stodman Street and the proposed upper floor conversion scheme. It was suggested that NSDC present a summary of support provided and available at a future meeting for Board Member awareness.

Neil Cuttall mentioned the significant oversupply of retail space based on square footage of the town centre with Newark having 26 sq ft of retail space per shopper

compared to the national average of 5 sq ft per shopper, and highlighted that 54% of business properties in Newark Town Centre do not pay business rates as they fall under the rateable value. He further noted the evolving nature of the high street and consumer trends. Penny Taylor added that most of the units in the town centre are not owned by NSDC.

Andrew Fearn queried whether Members could receive more frequent updates regarding the Market Place in between meetings, noting the recent pace of the project. Penny Taylor and John Robinson confirmed this could be provided and Penny will discuss with Andrew the level of information that is likely to be helpful moving forwards.

Matt Lamb mentioned that prototype improved market stalls had been developed by NTC and that NSDC/NTC would reach out to Newark Police to seek their views on the proposed design.

Cllr Rowan Cozens queried whether bins would be looked at as part of the scheme, mentioning that waste in the Market Place was a problem. Anna Lawson acknowledged the issues with waste collection and confirmed that this was being actively addressed by Newark Town Council.

5 - PRIDE IN PLACE PROGRAMME UPDATE REPORT

Matt Lamb provided the following update to the Board regarding the Pride in Place Programme (PiPP), highlighting further details were included within the report:

- Proposals for the Upper Floor Conversion scheme will be presented to the Board on 2nd September 2026, building on from discussions held at the previous meeting.
- Project development and feasibility funding has now been awarded to the three shortlisted capital projects of Cherry Holt Play Park, Project Waterfront and the National Centre of Heritage, Craft, Skills and Performance. These schemes will now progress to the next stage of Board consideration and will be invited to present updates and further proposals at the next meeting.

Emma Holden provided the following update on the PiPP events programme proposals:

- The proposed delivery of the events is detailed in Appendix C of the report provided, building on from the lessons learned through the previous Cultural Heart programme. This includes 5 events in 26/27 and a deposit for an event in 27/28.
- The programme focusses on fewer flagship events that bring activity beyond the Market Place, greater business involvement, broader marketing, a consistent evaluation framework and sustainable funding, including looking at sponsorship and partnership opportunities.

- The request from the Board is outlined in Recommendations 2 and 3 of the report provided, including to be led by Your CVS PiPP Project Manager, using the We are Newark Branding.

Cllr Richard Ward complimented the events delivered to date and congratulated the team on the achievements of the Newark Cultural Heart programme.

Cllr Richard Ward also praised the service of the Police in Newark Town Centre, particularly within the Market Place.

Cllr Rowan Cozens questioned the value for money associated with the proposed illumination event over the weekend, to which Penny Taylor responded that this would be a large-scale event targeting over 20,000 across the lifetime of the event and added that the market had been tested previously. Emma Holden also explained that the display would be visible across the town.

Sarah Husselbee advised the Board that all grant funding would need to be subject to public procurement to support demonstration of value for money and the phased payment of grant, subject to milestones.

The Co-Chair (Penny Taylor) invited Board Members to vote on the following Recommendations, as set out within the Pride in Place Update Report:

Recommendation 2 - Agree for the Board to directly deliver and/or commission the proposed events throughout 2026/2027, as detailed in Appendix C of this report. This would be managed by the PiPP Project Manager (employed by Your CVS on behalf of the Board) and using the Board backed branding and title of 'We are Newark' to promote the programme of events.

Board Members voted as follows:

- Andrew Fearn – For
- Cllr Rowan Cozens – Against
- Cllr Dawn Campbell – For
- Cllr Richard Ward – For
- Penny Taylor – For
- Karen Fearn – For
- Jackie Insley – For
- Louise Casey – abstained (declaring an interest)
- Charlotte Ellam - For

DECISION: Recommendation 2 AGREED by the Board.

Recommendation 3 - Agree for the Accountable Body to transfer the existing and available 2026/2027 PiPP revenue events programme budget to Your CVS via a Grant Funding Agreement, to lead the delivery and commissioning of events on behalf of the Board, as referenced in Recommendation 2 above, and as detailed in 3.5 to 3.8 of this report.

Board Members voted as follows:

- Andrew Fearn – For
- Cllr Rowan Cozens – Against
- Cllr Dawn Campbell – For
- Cllr Richard Ward – For
- Penny Taylor – For
- Karen Fearn – For
- Jackie Insley – For
- Louise Casey – abstained (declaring an interest)
- Charlotte Ellam - For

DECISION: Recommendation 3 AGREED by the Board.

6 – ROUNDTABLE UPDATES/ANY OTHER BUSINESS

Anna Lawson advised the Board of the work NTC were doing to promote events and activities within the town such as the beach as well as work with partners such as Inspire, Radio Newark and the Fire Brigade.

Kathryn Sharp mentioned that the PiPP proposals for the Canal River Trust scheme were very exciting for the town and added that it was a shame that the Market Place proposals would need to be revisited.

Kathryn Sharp left the meeting at 18:01.

Rowan Cozens mentioned the latest work ongoing at Newark Castle, as well as the positive work associated with town of culture bid, noting that although it was unsuccessful on this occasion, support and praise had been received.

Andrew Fearn mentioned the exciting works taken place at the church recently, with support from the National Lottery Fund and that the project had a focus on partner and community collaboration.

Louise Casey explained that Your CVS had delivered a number of successful community events over the past quarter, including where they have shared PiPP updates across community organisations to engage wider views, to which they had received positive feedback about local plans.

Jackie Insley explained that Citizens Advice had merged on 1st April 2026 with Nottingham and Districts Citizens Advice, however that their focus continues to be front line services. Additionally, need is increasing due to the cost of living and that housing debt continues to be a challenge. Jackie expressed support to continue to work with partners and the Board to help as many residents thrive and support the wider town.

Karen Fearn advised the Board that the NHS were training local social prescribers, looking at how they can look to support local people further via group clinic model.

Cllr Richard Ward advised the Board that Nottinghamshire County Council (NCC) had focussed a large amount of investment in local roads and potholes. Penny Taylor requested support for road improvements at the Market Place, suggesting for this to be looked at by NCC.

The Board discussed support available for the GRT community, to which Andrew Fearn noted that the Mount School was 50% GRT based.

Cllr Rowan Cozens mentioned incredible work with the community at the National Holocaust Centre, noting the significant diversity within the community.

Charlotte Ellam explained that communications were needed to educate those outside of the community. Charlotte agreed to look at this with partners outside of the meeting, as well as the wider support available, to which Penny Taylor, Jackie Insley and Karen Fearn requested to be involved.

Penny Taylor highlighted the works ongoing through PiPP in partnership with the YMCA to support the community with skills development opportunities, as detailed in Appendix E of the report provided.

Ben Robinson explained that Historic England had recently launched two new funds and that there was lots of positive work in Newark. Ben further added that Historic England would look to support with the Upper Floor scheme proposals and that enforcement measures can be deployed by NSDC, in addition to proactive measures.

Andrew Fearn left the meeting at 18:15.

Sarah Husselbee explained that the next meeting would be face to face and would be longer than usual due to proposals being presented by partners, requesting Members to let us know as soon as reasonably possible about their availability for this meeting.

Sarah Husselbee advised that the minutes of the meeting held on 10th November 2025 had omitted the declaration of interest and abstention from agenda item 6, made by both Penny Taylor and Louise Casey at the time. It was advised that the minutes needed to be amended to reflect this, providing the Board had no objections to this proposed amendment, to which none were raised.

The meeting ended at 18:20.

DATE OF NEXT MEETING – 2ND SEPTEMBER 2026

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Certain information has been redacted from this report as it is defined as Exempt under Schedule 12A of the Local Government Act 1972, Paragraph 3. In accordance with the Newark Town Board's Local Assurance Framework, the Accountable Body and Newark Town Board has the power to exclude the press and public from any documentation and discussions relating to this information, if it so wishes.

It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because it contains information which is both commercially sensitive as well as financial or business affairs not yet publicly discussed, relating to the organisations referenced throughout the report.

NEWARK TOWN BOARD MEETING: 2nd September 2026

Local Regeneration Fund (LRF) Newark Projects Update

1.0 Purpose of report

- 1.1 To provide an update and recommendations to the Newark Town Board regarding the Newark-based projects within the Local Regeneration Fund (LRF).

RECOMMENDATIONS that the Newark Town Board:

- a) Note the updates detailed within this report.
- b) Note the progress at 32 Stodman Street, as detailed within this report.
- c) Agree to a reduction in the Market Place Improvement Scheme's existing LRF capital budget of £3.61m to [REDACTED] to deliver the project in accordance with the updated scope as detailed within 2.7 to 2.12 of this report ([REDACTED] of which is referenced in Recommendation 'd' below). The project budget would be fully funded by LRF grant and made available to Newark and Sherwood District Council (NSDC) as Project Sponsors, subject to approval of the project Business Case by the Accountable Body's Section 151 Officer (NSDC), as detailed in 3.1 of this report.
- d) Delegate authority to the Accountable Body's (NSDC) Section 151 Officer and Director of Planning & Growth to determine and approve a grant award of up to [REDACTED] to Newark Town Council towards the purchase of new/improved Market Stalls and Pop-up Stalls. This would be formalised via a Grant Funding Agreement and budgeted for within the project's proposed capital budget (as referred to in Recommendation c above).
- e) Agree to allocate an additional [REDACTED] of LRF capital grant to the Project Sponsors (NSDC), to deliver and complete the Castle Gatehouse project, as detailed in 2.18 of this report.
- f) Note the remaining uncommitted capital LRF grant totalling [REDACTED], following the budget amendments set out in Recommendations 'c' and 'e' above.
- g) Delegate authority to the Accountable Body's Section 151 Officer, in consultation with the Director of Planning & Growth (NSDC), to approve the commitment of the remaining [REDACTED] of LRF grant towards any of the existing Newark LRF Capital projects, providing further contingency for ongoing priority projects.

2.0 Background

- 2.1 In May 2021, the Newark Town Board (the board), and Newark and Sherwood District Council (NSDC) secured the first £25m of Local Regeneration Fund (LRF) to support growth within Newark Town, otherwise referred to as the Towns Deal at the time. This was awarded specifically to deliver the economic priorities set out within the 30-year Town Investment Plan (TIP), designed in partnership with the board at the time to support the long-term prosperity of Newark. An additional £20m was awarded as part of the Levelling Up Fund Round 1 which has contributed to the successful delivery of the Newark Southern Link Road, however this sits outside of the LRF programme and was administered by the Department for Transport (DfT) as opposed to the Ministry of Housing, Communities and Local Government (MHCLG).
- 2.2 The Newark Town Board continues to oversee the delivery of the Newark-based projects within the LRF programme, in addition to being the vehicle through which the separate £20m Pride in Place Programme (PiPP) is delivered. NSDC continues its role as Accountable Body for the funds, ensuring appropriate use of investment, regular reporting to the UK Government and overseeing programme compliance and assurance. NSDC provides additional support to the board in a strategic advisory role, providing guidance to support decision making, whilst at times, fulfilling the role of Project Sponsor or Project Lead, where agreed by the board to be a priority intervention or route to delivery.
- 2.3 A summary of the status of the Newark based projects within the LRF programme, is provided in below.

Local Regeneration Fund Project	Status of works/activities
Air and Space Institute (ASI)	Complete
YMCA Community and Activity Village	Complete
Construction College	Complete
20-Minute Cycle Town	Complete
32 Stodman Street	Ongoing
Newark Cultural Heart (Market Place Improvement Scheme)	Scheduled
Newark Cultural Heart Events	Complete
Castle Gatehouse	Ongoing

2.4 32 Stodman Street

- 2.5 This scheme will bring forward 29 high-quality homes and four commercial units at 32 Stodman Street in Newark town centre. The development will strengthen the town centre's economic vitality by increasing footfall, supporting local businesses, and encouraging greater levels of town centre living helping to create a more active, vibrant, and well-surveilled environment.
- 2.6 Works are now progressing well through the final phase of construction, with practical completion expected in late-October 2026, followed by the formal opening of the development and occupation by tenants. Positive progress has also been made in relation to lettings, with Heads of Terms agreed for two of the retail units and strong interest being generated for the remaining units, where discussions are at an advanced stage. The residential properties are also now being actively marketed by Arkwood Developments Ltd, with encouraging levels of interest received to date.

2.7 Market Place Improvement Scheme

- 2.8 Improving Newark's historic Market Place remains a significant priority and forms an important part of the town's wider regeneration and investment strategy. As one of Newark's most valued public spaces, the Market Place supports a diverse mix of markets, events, businesses and community activities, helping to attract residents and visitors alike. The project aims to build upon these existing strengths, creating a more vibrant, attractive, and welcoming environment while helping to address challenges such as reduced footfall, pressures on the high street, and perceptions around safety and town centre vitality.

2.9 The proposed improvement scheme was initially led by Newark Town Council (NTC) however, following a request from NTC, NSDC has taken on the role of Project Sponsor and is leading project delivery on behalf of NTC. Both councils continue to work closely in partnership throughout the development and implementation of the scheme. NTC maintains a long-term leasehold interest in the central Market Place and is responsible for the operation of the market, while Nottinghamshire County Council retains responsibility for the surrounding highway network as the Local Highway Authority.

2.10 Over recent months, the project has continued to advance through the recognised RIBA design stages following approval of the Full Business Case (FBC). Throughout this period, NSDC and NTC have worked closely together to review and refine the project scope, informed by increasingly detailed cost estimates and specialist technical advice obtained as the design has progressed through its later stages.

2.11 To help to ensure that the scheme delivers impactful benefits for the local community, whilst remaining within the available LRF budget, it is proposed to deliver the following and updated high-level scope:

- Power for markets and events, including localised repair/replacement of the central Market Place.
- Lighting for security, atmosphere, and events.
- CCTV enhancements (where necessary).
- 'Al fresco' pavement improvements.
- New market and pop-up stalls - assets to be procured, managed and owned by NTC.

2.12 The revised scheme is expected to require up to [REDACTED] of the available LRF allocation, including an appropriate contingency provision. Subject to board approval of the budget required to deliver the proposed and updated scope, on-site works are anticipated to commence in Spring 2027, with completion targeted for Autumn 2027, ensuring delivery remains within the LRF expenditure deadline of 31 March 2028. Throughout the delivery phase, NSDC Officers will continue to work closely with colleagues at NTC and other key stakeholders to provide regular updates and maintain effective communication regarding project progress.

2.13 Castle Gatehouse

2.14 Newark Castle and Gardens remains a complex but highly significant site for capital investment, providing a unique opportunity to transform the visitor offer for Newark. The project is expected to complete and open in Summer 2027, with works on site continuing to progress. The grounds are both Grade II listed gardens and the location of an Anglo-Saxon burial site that predates the castle, requiring all works to be undertaken under a carefully managed archaeological watching brief. Any discoveries are handled by the Project Team with due sensitivity, ensuring the preservation of the site's rich heritage.

2.15 Unexpected archaeological discoveries within the grounds and fragile high-level masonry in the tower have required design amendments and revised consents with Historic England, resulting in programme adjustments and significant cost pressures. While such findings are inherent to a site of this importance, they have ensured that the project continues to meet the highest standards of heritage conservation.

2.16 As the project approaches 60% completion, with key structural elements such as the ticketing pavilion steelwork and gatehouse roof nearing completion, attention is now turning to the detailed design and integration of interfaces between the historic fabric and new construction.

2.17 Some elements of the scheme were originally procured using provisional sums, which is a standard approach for projects involving historic buildings where the full extent of required works cannot be determined until further investigations are undertaken on site. As the project has progressed and these work packages have been tested against current market rates, costs have increased beyond those initially estimated. This reflects both the inherent complexities associated with a heritage asset and wider inflationary pressures within the construction sector. Additional cost increases have arisen from an

extended pre-construction period and archaeological investigations, which have resulted in approximately 18 months of construction inflation being applied to certain packages, alongside continued volatility in global materials markets.

- 2.18 Early-stage cost planning was unable to fully predict the extent of subsequent market changes and site-specific challenges that have emerged as the project has progressed. In response to this developing risk, the project team has undertaken a detailed review of the scheme's cost plan which has identified the need for an additional capital allocation of [REDACTED]. This budget is requested (subject to the recommendations set out in this report) to be met through remaining LRF grant.
- 2.19 This budget increase would reflect a more comprehensive understanding of site conditions, prevailing market costs, professional fees associated with an extended delivery programme, time-related construction costs, inflationary pressures affecting contractor overheads and profit, and appropriate contingency provisions. Together, these adjustments are recommended to provide a realistic and robust financial framework for the successful delivery of the project.

3.0 Assurance implications

- 3.1 To reflect the proposed changes in scope as set out in 2.7 to 2.12 above, the commitment of capital funds towards the Market Place Improvement Scheme is proposed subject to a review (and amendment and re-approval where necessary) of the existing and approved project Business Case. This will be presented to the Accountable Body (NSDC) for approval through the Section 151 Officer, to ensure funding compliance and assurance requirements are met.
- 3.2 With the proposed funding increase of [REDACTED] for the Castle Gatehouse project, the scheme continues to demonstrate value for money and remains compliant with the Benefit Cost Ratio requirements set out in the board's Local Assurance Framework.
- 3.3 All LRF projects will continue to be monitored by the Accountable Body and progress reported to the board, noting the requirement for LRF grant to be spent by 31st March 2028.

Newark Town Board meeting reports

Pride in Place Programme Prospectus

Lead Report Officers:

Matt Lamb - Director of Planning & Growth, Newark & Sherwood District Council

Nick Wilson - Section 151 Officer, Newark & Sherwood District Council

Neil Cuttall - Business Manager, Economic Growth & Visitor Economy, Newark & Sherwood District Council

Sarah Husselbee - Economic Development Grants and Programmes Manager, Newark and Sherwood District Council

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NEWARK TOWN BOARD MEETING - 2nd September 2026

Cherry Holt Play Park Improvement Scheme

1.0 Purpose of report

- 1.1 To provide an update and recommendations to the Newark Town Board regarding the Cherry Holt Play Park Improvement Scheme, proposed for delivery through the Pride in Place Programme (PiPP).

RECOMMENDATIONS that the Newark Town Board:

- h) Note the updates detailed within this report.
- i) Award a PiPP funded capital budget of £250,000 within the financial year 2027/2028 towards the Cherry Holt Play Park Improvement project, to be delivered by Newark and Sherwood District Council (NSDC) Parks and Open Spaces Team, in accordance with Appendix B of this report.
- j) Note that the budget of £250,000 (as referenced in Recommendation 'b' above), would be made available subject to a) approval of a satisfactory project Business Case by the Accountable Body's (NSDC) Section 151 Officer and b) confirmation all match-funding is secured towards the project, as detailed in 2.6 of this report.

2.0 Background

- 2.1 The UK Governments' Pride in Place Programme (PiPP) provides a commitment of up to £19.5m of endowment style funding to Newark over the next decade (2026 to 2036). The objective of the programme is to provide 'a long-term strategy to fix the foundations in hundreds of communities across the country'. The locally developed PiPP aspirations are set out within the Regeneration Plan, as agreed by the Newark Town Board (the board) in 2025, following community engagement and data collection exercises. In addition to the Regeneration Plan, the board will recall the requirement to agree and submit a four-year PiPP investment profile (2026 to 2030) to the UK Government, by 28th November 2025. A copy of the agreed profile, including latest funding commitments, is provided in Appendix A of this report.
- 2.2 Newark and Sherwood District Council (NSDC) continues its role as Accountable Body for the funds, ensuring compliance with the UK Government's prospectus, value for money, and oversight and management of the Local Assurance Framework (LAF). Additional support is provided by NSDC Officers in an advisory capacity, providing guidance to the board relating to the delivery of proposed interventions and compliance with funding objectives. At times, and where agreed by the board, project teams within the Accountable Body organisation (NSDC) may directly deliver interventions, fulfilling the role of Project Sponsor for selected projects.
- 2.3 Over recent months, the board developed and agreed the approach to delivering a 'call for capital projects', aiming to attract larger-scale capital proposals within the PiPP boundary that deliver on the local PiPP vision. Following discussions at recent board meetings and the agreed call process, the board will be aware that the following three schemes were shortlisted to the next stages of wider board consideration, for potential capital investment through PiPP between 2027 and 2030:
- **Project Waterfront**: the potential regeneration of the Newark Riverside area, including the Canal and River Trust owned site of the Dry-Dock, Repair Yard and Backwater Bridge with a focus on opportunities for wider community use, supporting regeneration, active travel and community cohesion. This project would be led by the Canal and River Trust, subject to ongoing project development and future consideration and a funding decision by the board.

- National Centre of Heritage Skills, Craft, and Performance: the potential creation of a new heritage skills, craft, and performance college located at the Piano school on Appleton Gate, Newark. This proposal aims to preserve nationally at-risk skills through educational opportunities as well as the creation of a flexible community space to increase and boost Newark's cultural offer and visitor economy. This project would be led by Lincoln College, subject to ongoing project development and future consideration and a funding decision by the board.
- Cherry Holt Play Park Improvement Scheme: the potential redevelopment of Cherry Holt Park located in Hawtonville, creating a Multi-Use Games Area (MUGA) and grass pitch for community use. This aims to improve wellbeing, reduce antisocial behaviour, and strengthen community cohesion and access to community facilities. This project would be led by NSDC Parks and Open Spaces team, subject to ongoing project development and a funding decision by the board.

- 2.4 With support from agreed PiPP capacity grant funding, the three Project Leads have continued to develop their proposals for further board consideration, including undertaking ongoing feasibility and design work. It is anticipated that both Lincoln College and the Canal and River Trust will provide further updates regarding progress for board consideration, at the next meeting.
- 2.5 Proposals for the re-development of Cherry Holt Play Park are now available for board discussion and provided by the Project Sponsor; NSDC Parks and Open Spaces Team. This includes details regarding project risks, costs, timescales, scope and expected impacts. Further information regarding the proposals for the project are available within Appendix B of this report, inclusive of a formal request to the board of £250,000 PiPP capital funds, within the 2027/2028 financial year.
- 2.6 It should be noted that for any award of capital funding that may be agreed by the board towards the project, the release of funding would remain subject to approval of a satisfactory project Business Case, submitted by the Project Lead to the Accountable Body's Section 151 Officer. Similarly, all match-funding identified towards the project (specifically £50,000 identified in-principle from NSDC directly), should be secured, before PiPP capital funding may be released.

3.0 Assurance implications

- 3.1 As noted in 2.6 above, the Project Team will be required to develop a satisfactory project Business Case, meeting the conditions set out within the board's Local Assurance Framework (LAF). The release and commitment of PiPP capital funding would remain subject to approval of the Business Case by the Council's Section 151 Officer. In addition, all match funding should be secured. Ongoing project delivery would be monitored in accordance with any agreed Business Case and the UK Government's prospectus.

4.0 Financial implications (FIN26-27/2287)

- 4.1 The budgets described in Appendix A are available in District Councils Medium Term Financial Plan.
- 4.2 The proposed budget of £250,000 to NSDC Parks and Open Spaces Team would be funded from the 2027/2028 PiPP capital projects budget.
- 4.3 The proposed match-funding contribution of £50,000 towards the project remains subject to approval by NSDC Cabinet, anticipated to be presented for consideration 10th November 2026.

[Newark Town Board meeting reports](#)
[Pride in Place Programme Prospectus](#)

Lead Report Officers:

Matt Lamb - Director of Planning & Growth, Newark & Sherwood District Council

Nick Wilson – Section 151 Officer, Newark & Sherwood District Council

Neil Cuttell - Business Manager, Economic Growth & Visitor Economy, Newark & Sherwood District Council

Sarah Husselbee - Economic Development Grants and Programmes Manager, Newark and Sherwood District Council

Appendix A – Newark Town Board agreed PiPP four-year investment profile (2026 to 2030)

Commitment	26-27	27-28	28-29	29-30
Events Programme <i>(including agreed PiPP Project Manager resourcing)</i>	£150,000 (revenue)	£200,000 (revenue)	£200,000 (revenue)	£200,000 (revenue)
Upper Floor Town Centre Residential Scheme	£150,000 (capital)	£650,000 (capital)		
Community Grant Scheme	£292,000 (£210,000 capital and £82,000 revenue)	£306,000 (£250,000 capital and £56,000 revenue)	£332,000 (£200,000 capital and £132,000 revenue)	£332,000 (£200,000 capital and £132,000 revenue)
Capital Projects <i>(including feasibility in 2026/2027)</i>	£100,000 (revenue capacity)	£836,000 (capital)	£1,405,000 (capital)	£1,405,000 (capital)
Accountable Body Programme Management Resource			£50,000 (revenue)	£50,000 (revenue)
Operational Budget <i>(including monitoring, evaluation, marketing, legal advice, community engagement, assurance).</i>	£50,000 (revenue capacity)		£50,000 (revenue)	£50,000 (revenue)
Total	£742,000	£1,992,000	£2,037,000	£2,037,000

Appendix B – Cherry Holt Play Park Improvement Scheme (Project Summary Document)

Project Title and Lead Sponsors

Cherry Holt Playpark Improvement Scheme - Newark and Sherwood District Council

- Jenny Walker, Director of Communities and Environment
- Matt Adey, Development Manager - Environmental Services

Project Summary

Background

Residents increasingly value parks and open spaces, a trend that strengthened during the 2020/21 pandemic when many people re-connected with their local green areas. As households now face ongoing cost-of-living pressures, free access to nature, exercise and social spaces continues to be highly important. These environments support physical and mental wellbeing and offer inclusive spaces available to all.

Within the PiPP geography, the Hawtonville community experiences higher deprivation and poorer health outcomes than the wider Newark and Sherwood area, as demonstrated below:

Indicator	Hawtonville	Newark and Sherwood
Household deprived in one dimension	36.5%	33.3%
Residents in employment	52.1%	56%
Residents without qualifications	30.1%	19.1%
Residents in bad health	6.3%	4.5%

Source: *Hawtonville Neighbourhood Study, 2018*

Cherry Holt is a substantial open space at the heart of Hawtonville, enclosed by surrounding housing from Cherry Holt, Mercia Road and Philip Road and is well-positioned to deliver meaningful community benefit. The park can be accessed from the side of 79 Cherry Holt and 25A Philip Road (NG24 4JX) and is pictured below.



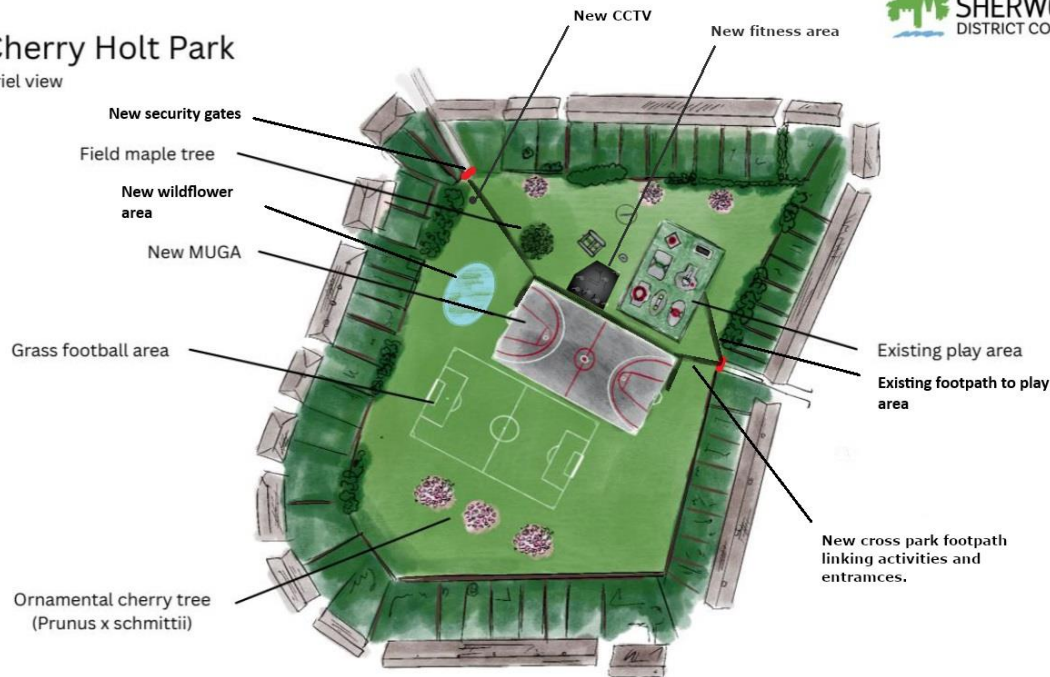


Project Scope

Although leisure facilities exist through membership and other hire arrangements, there is an ongoing demand for free to use, accessible facilities. The proposed project addresses the challenges described and addresses this opportunity by creating a modern, free-to-use Multi-Use Games Area (MUGA) alongside new planting, gym area and a grass football pitch with the addition of accessibility improvements, new seating, gym equipment and play offering as well as improved security with new gates and CCTV to be installed.

Cherry Holt Park

Ariel view



PiPP supports investment that enhances green spaces and contributes to broader neighbourhood improvement. The proposed improvement scheme meets these criteria by delivering a significant physical upgrade to an under-utilised community asset.

The project will strengthen community cohesion by providing an inclusive space that encourages participation in sport, recreation and community-led activity. It will support local clubs, youth groups and volunteer initiatives by offering a dedicated, modern outdoor facility. This responds directly to PiPP's emphasis on building community capacity and supporting voluntary-sector engagement.

The scheme will enhance green spaces and contribute to broader neighbourhood improvement by delivering a significant physical upgrade to an under-utilised community asset. It will strengthen community cohesion by providing an inclusive space that encourages participation in sport, recreation and community-led activity. It will support local clubs, youth groups and volunteer initiatives by offering a dedicated, modern outdoor facility.

By offering a safe, well-maintained and free-to-access sports environment, the scheme will promote physical activity, encourage positive behaviour and provide alternatives to antisocial behaviour thereby addressing local challenges such as social exclusion, health inequalities and limited opportunities for young people.

Overall, this investment represents a transformational opportunity for Hawtonville, expanding free recreational provision, improving the quality of the local environment, and delivering long-term community benefits in line with the Newark Regeneration Plan and the PiPP programme.

Management and Delivery

The project site is owned and maintained by Newark and Sherwood District Council, as part of its wider environmental services business unit, which has responsibility for grounds maintenance, cleansing and parks and open spaces. This already extends to maintaining the small play park on the Cherry Holt site. The new developments would fall under the same arrangement. The new equipment is designed to be hard-wearing and will come with a warranty. The project would be managed by the management team within environmental services who have experience and existing roles and responsibilities in the development and maintenance of parks and open spaces within Newark and Sherwood. In recent times, this has included the delivery of a £500,000

regeneration of Sherwood Avenue Park in Newark on behalf of the Town Council. The team has the necessary skills and experience to deliver these projects and can call on the expertise of other departments within the Council when required, such as finance, legal and procurement.

Utility surveys have been completed for the site and initial assessments conducted by one of our regular suppliers. We are awaiting a report on the exact details and nature of the required CCTV installation but have used indicative costs from other projects.

Outputs and Outcomes

It is anticipated that the project will deliver the following outputs and outcomes:

- 1 new sporting/recreational facility created including a multi-use games area and grass pitch.
- 1 new gym area
- Safety improvements to the site with CCTV and new access gates
- Accessibility improvements to the site with new footway and gates
- A total of 10,000m² of green space improved
- Majority percentage of residents surveyed reporting an improved perception of the facility/improved accessibility to recreational facilities. To be based on follow up site surveys.
- 3 cherry trees planted putting the 'Cherry' back on Cherry Holt.
- New wildflower area created

Financial Request and Match Funding

A total of **£250,000** of PiPP capital funding is requested within the financial year 2027/2028. This would be match-funded through a capital contribution of £50,000, subject to approval by NSDC, with total estimated costs for the project of £300,000. Additional ongoing revenue will be provided by NSDC towards the maintenance and management of the park.

NSDC's Cabinet have approved initial plans, subject to a period of public consultation (now complete) and confirmation of funding through the PiPP. An additional report is required to be taken to Cabinet to confirm match-funding and seek final Cabinet approval for the project, proposed to be delivered in 2027/28. This report is expected to be reviewed by Cabinet in November 2026.

As detailed above, grant funding is required to deliver the project as the MUGA would deliberately not sit behind a pay barrier. The rationale for these developments is not commercial but rather about health outcomes, increased opportunity to take part in positive community activity and reducing crime and ASB. They would sit within open space with complementary free activity.

Key Project Risks and Mitigating Actions

Risk	Mitigating Action
Lack of community support for the plans	Draft plans detailing the new MUGA and grass pitch were shared with the community in April 2026. We received 46 responses with the majority (65%) being from women. The project was well received and supported however the main concerns were around site safety maintenance and access. The proposals have been modified to address these concerns, with CCTV, barriers and new pathways proposed.
Match-funding is not available	Cabinet have already approved the Open Spaces and Parks Development Plan in January 2026 of this year, with a commitment to formally agreeing to match-fund in November,

	post the public consultation and confirmation of PPIP funding	
Insufficient budget to deliver scheme	The November 2026 decision date for Cabinet enables a revised cost plan to be presented which would be closer to the procurement exercise and would enable any revisions to be made in the financial ask of Cabinet. The quotes received to date have a degree of flexibility dependant on the final size of the delivered. The Council has undertaken soft market testing to gain confidence in the cost plan and received supplier quotes for the MUGA and gym equipment. To an extent the size of the MUGA and constituents of the gym area can be adjusted to account for any unforeseen costs. An additional 11% contingency has been built in for the overall scheme.	
Delays in delivery	Planning permission is not required for the project. There is no material change in use within the land and changes fall in the category of permitted development.	
Failure to deliver proposed scope and outcomes	Items within scope have been costed with a contingency of 11% built into the project. Should there be any underspend a number of additional options have been costed for inclusion.	
Key Project Milestones		
Date to be complete	Milestone	
May – July 2026	Feasibility/designs complete	
October - November 2026	Finalising business case and securing match funding	
November 2026 – March 2027	Procurement	
April – May 2027	Contract award	
June – July 2027	Start on site	
September – October 2027	Completion	

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