



Newark TOWN COUNCIL

EXTRAORDINARY MEETING OF
THE FINANCE & GENERAL PURPOSES COMMITTEE
TUESDAY 17TH MARCH 2026

Thursday 12th March 2026

Dear Councillor

You are summonsed to attend an Extraordinary Meeting of the Finance & General Purposes Committee at **7.00pm** on Tuesday 17th March 2026. This meeting will be held in the Council Chamber at the Town Hall.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Gleadell'.

Matthew Gleadell
Town Clerk

Pre-Group Meetings
(if required)

1	6.00	Independents for Newark	Committee Room
2	6.00	Labour Group	Bar Area
3	6.00	Conservative Group	Old Robing Room
4	6.00	Independent Councillors	Mayors Parlour

Committee Membership

Cllr I Brown
Cllr D Campbell
Cllr T Collier
Cllr B Corrigan (Vice-Chairman)
Cllr E Cropper
Cllr S Crosby (Chairman)
Cllr S Dickinson
Cllr L Geary
Cllr J Kellas
Cllr D Ledger
Cllr D Moore
Cllr G Rix
Cllr N Ross
Cllr L Roulstone
Cllr M Skinner
Cllr M Spoons
Cllr P Taylor

**EXTRAORDINARY MEETING OF THE
FINANCE & GENERAL PURPOSES COMMITTEE MEETING**

A G E N D A

TUESDAY 17TH MARCH 2026

1	Apologies for Absence		
2	Declarations of Interest from Members <i>Relevant Legislation: Localism Act 2011 s31</i>	Verbal	
3	Newark Market Place RIBA 3 Design Approval	Report Attached	Page 5
4	Pride in Place – Expression of Interest	Report Attached	Page 7

**EXTRAORDINARY MEETING OF THE
FINANCE & GENERAL PURPOSES COMMITTEE**

SUBJECT:	RIBA 3 – Design Endorsement Questions Newark Market Place
REPORT BY:	Matthew Gleadell

1. Recommendations

1.1 That members resolve the Town Councils position on the evolving RIBA 3 design by way of formal resolution to the questions (in bold type) now asked by NSDC as set out at section 2.5 below.

2. Background

2.1 Newark Town Council have provided input into the RIBA 3 evolving design through periodic member briefings and officer input to the project management team on a day to day basis.

2.2 The RIBA 3 design is based on various advice and professional input received and obtained from a variety of professionals and feedback from various stakeholders and consultees.

2.3 RIBA 3 design will represent the design upon which a formal tender process for the construction work will be based.

2.4 Subject to tender process further design changes may follow in order to address budget challenges or practical construction challenges that are identified through the tender process albeit the pre tender work should hopefully ensure that such changes are minimal.

2.5 **a) Does the Town Council support the proposed number, layout and location (i.e. in the ground) of trees within the scheme?**

Members have been provided with additional background information regarding the present RIBA 3 tree proposal including root systems, proposed tree species, and indicative design locations.

b) Does the Town Council support the proposed fixed benches being included within the scheme?

Members have had sight of the proposed bench designs and locations.

c) Does the Town Council agree to the proposed surrender of the lease for the square during the period of development works, it being noted that an agreement to “re-lease” will be agreed with the Town Council at the same time as agreeing to the surrender of the current lease?

The principle of the proposed Lease surrender was identified in the Town Clerks report for the FGP meeting held on the 18th February 2026. The rationale for the need for a surrender and regrant is to ensure that the District Councils VAT partial exemption position is not compromised by the VAT payable on the project. Without a detailed lesson on VAT partial exemption calculations the broad principle is that NSDC may have to pay more VAT as an

organisation if the existing Lease remains in operation. This is due to complex rules around treatment of commercial Leases for VAT purposes.

As previously reported Legal advice will be obtained and final terms and conditions for the legal process will be secured and obtained.

For the avoidance of any confusion the following paragraph featured in the report for the FGP meeting on the 18th February 2026.

'It is anticipated that due to VAT rules, NSDC will need to take back the market place during the construction works by way of surrender of the Lease. The Lease surrender is to be linked with a contract that provides for a new Lease upon completion of the works. The Town Clerk is reviewing the various provisions and will ensure that the legal framework is correct and will provide a more detailed report in this respect in due course'.

It is highly recommended that with the caveat that final terms and conditions will require legal input and further final approval from NTC and NSDC, the principal of a surrender and regrant is recognised and approved.

d) Does the Town Council agree to the removal of the canopy of lights if an affordable alternative solution to the current lamp posts proposed cannot be found?

The question speaks for itself.

e) Does the Town Council agree to removal of market stalls on days when the market is not operational?

It is broadly accepted that the cost for such an exercise is prohibitive. The question supports an ambition by some to see the market place empty of stalls on non-trading days. The compromise that is being pursued is the stalls being retrofitted to be more mobile, more ASB resilient and more aesthetically pleasing as structures in their own right. It is recognised by NSDC that this has been the consistent position throughout.

2.6 The Council may formally submit any other feedback relating to the project in addition to answers to the above questions that they wish to do so.

2.7 Members are reminded to submit any questions they may have about the project to the Town Clerk ahead of the design Q&A with NSDC officers scheduled for the 16th March 2026.

3. Financial, Legal, Equality, Environmental & Risk Issues

3.1 All relevant matters contained in the report above.

Background Papers:	Working papers
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

**EXTRAORDINARY MEETING OF THE
FINANCE & GENERAL PURPOSES COMMITTEE**

SUBJECT:	BID APPLICATION TO NEWARK PRIDE IN PLACE.
REPORT BY:	REBECCA FAWCETT (SENIOR COLLECTIONS AND EXHIBITIONS OFFER)

1. PRIDE IN PLACE BID OPORTUNITY

1.1 A new grant scheme is now open for applications with funding to be spent between 1st April 2026 and 31st March 2027 on projects in Newark.

Capital funding available £210,000

Revenue funding available £82,000

1.2 The grant is for:

- 1) New or improved community spaces or facilities to be used by local civil society and community groups for social, cultural and recreational purposes, helping to bring local people together.
- 2) Support to deliver volunteering and social action projects or improve the capacity and capabilities of local community organisations.

2. BID PROPOSAL

We would be applying for c. £20,000 grant funds with 20% match funding from 26/27 budgets sitting within NTC events and collections care budgets. No additional cost contribution is needed from NTC for this application.

We would propose the following grant application to Newark Town Board:

Renovation of ground floor space in the Butter Market previously home to Chuckles to create a community space in the centre of Newark to include:

1. New interpretation panels
2. Temporary exhibition space for community art projects
3. New museum case to increase access to museum collections
4. Meet and greet space for local drop-in services with good footfall in the centre of Newark
5. 2 x hot desk working areas – bookable by community groups

6. Delivery of social actions projects in 2026/27 around wellbeing and cohesion
7. 4 x Volunteer recruitment event for Newark Town Hall Museum and Art Gallery to support opening the museum in the afternoons Wed – Fri from September 2026.
8. Heating and Cooling Mobile Units for the space.

3. TIMESCALE

- Permission to apply by NTC – 17th March
- Application submitted 20th March
- 6 weeks for assessment
- Subject to outcome – work commences w/c 11th May 2026

4. Financial, Legal, Equality, Environmental & Risk Issues

4.1 Town Clerk Summary – This is in essence a capital improvement application being driven by the Museum and Events staff at the Town Council. It seeks to make improvements to the space identified for uses that for the most part already occur.

The space is intended to be flexible and adaptable for a variety of uses in the way it already is (most recently a make up room for the cast of the Bridgerton promotional filming).

The space is already used regularly for a variety of activities however it is not in the best condition and will benefit from investment

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684 801 Email: matthew.gleadell@newark.gov.uk