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Date: 25th November 2025

Dear Sir/Madam,

A meeting of the **CABINET** will be held in the Council Chamber, Town Hall, Nuneaton,
on **Wednesday, 3rd December 2025** at **6.00 p.m.**

Yours faithfully,

Tom Shardlow

Chief Executive

To: Members of Cabinet

Councillor C. Watkins (Leader and Housing)
Councillor S. Hey (Deputy Leader and Resources & Central Services)
Councillor B. Hughes (Leisure & Health)
Councillor N. King (Business & Regeneration)
Councillor K. Price (Communities & Public Services)
Councillor T. Venson (Planning & Enforcement)

Observer

Councillor Kris Wilson

- Leader of the Main Opposition Group

AGENDA
PART I
PUBLIC BUSINESS

1. **EVACUATION PROCEDURE**

A fire drill is not expected, so if the alarm sounds, please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. **APOLOGIES** - To receive apologies for absence from the meeting.

3. **DECLARATIONS OF INTEREST**

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made so that interests that are declared regularly by members can be viewed in a schedule on the Council website ([Councillor Declarations of Interests](#)). Any interest noted in the schedule on the website will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule. There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.
2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest

becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Audit and Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

4. MINUTES - To confirm the minutes of the Cabinet meeting held on the 12th November 2025 **(Page 7)**.
5. PUBLIC CONSULTATION – Members of the Public will be given the opportunity to speak on specific agenda items, if notice has been received.
Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The Chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.
The Chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the Chair, the speaker persists, they will be asked to stop speaking by the Chair. The Chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the Chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.
6. ADOPTION OF BOROUGH PLAN AND LOCAL DEVELOPMENT SCHEME – report of the Assistant Director – Planning attached **(Page 12 – Appendices available via the website only)**
7. INFRASTRUCTURE FUNDING STATEMENT report of the Assistant Director – Planning attached **(Page 24 – Appendices available via the website only)**
8. AIR QUALITY MANAGEMENT – REVOCATION OF MIDLAND ROAD AIR QUALITY MANAGEMENT AREA (AQMA 2) a report of the Assistant Director – Environment and Enforcement attached **(Page 29 – Appendices available via the website only)**
9. DRAFT BUDGET 2026/2027 a report of the Strategic Director – Corporate Resources attached **(Page 37)**

10. GENERAL FUND BUDGET MONITORING Q2 – a report of the Assistant Director - Finance attached **(Page 44)**
11. HOUSING REVENUE ACCOUNT BUDGET MONITORING Q2 report of the Assistant Director –Finance attached **(Page 50)**
12. CAPITAL ACCOUNT BUDGET MONITORING Q2 report of the Assistant Director – Finance attached **(Page 55)**
13. PRIDE IN PLACE IMPACT FUND – report of the Assistant Director – Economy and Regeneration attached **(Page 65)**
14. EMPTY HOMES PROBATE CONCESSION SERVICES CONTRACT report of the Empty Property Officer attached **(Page 73)**
15. RECOMMENDATIONS FROM OVERVIEW AND SCRUTINY PANEL
None
16. ANY OTHER ITEMS - which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified)

Nuneaton and Bedworth Borough Council
Corporate Plan
Building Communities 2025 – 2029

United in Achievement.

Theme 1: Place and Prosperity

Strategic Aims:

1. Regenerate Nuneaton Town Centre; completing the Transforming Nuneaton Programme.
2. Establish an increased number of residential properties within the Town Centres
3. Help local businesses thrive, support new business incubation and reduce the number of vacant units.
4. Continue to promote and enable events across the Borough.
5. Continue to develop and help our markets to thrive.
6. Work with the business community to strengthen business in the whole Borough
7. Deliver a regeneration plan for Bedworth Town Centre.
8. Promote, and support our Town Centre economies.

Theme 2: Housing, Health and Communities

Strategic Aims:

1. Deliver the construction and opening of the Bedworth Physical Activity Hub (BPAH).
2. Focus on awareness and promotion of support services for mental health and wellbeing.
3. Facilitate warm, safe, sustainable and affordable housing.
4. Work with public health colleagues and partners to address community inequalities.
5. Promote active travel across the Borough.
6. Extend the housing home building programme to provide more Council homes.
7. Work with partners to prioritise community safety and empowerment.

Theme 3: Green Spaces and Environment

Strategic Aims:

1. Review the grounds maintenance contract for the Borough.
2. Celebrate the heritage within our green spaces, including museums, George Eliot and local industry.
3. Decarbonise our housing stock and promote the decarbonisation of homes in the private sector.
4. Support our residents to recycle more of their household waste.
5. Promote and develop play area facilities in line with the Parks and Green Space Strategy.
6. Reduce the carbon footprint of the Pingles Leisure Centre by 2026.
7. Establish a Climate Change Strategy and Delivery Plan by 2026.
8. Work with partners to improve air quality across the Borough.
9. Explore opportunities to promote, protect and enhance biodiversity in the borough.

Theme 4: Your Council

Strategic Aims:

1. Conduct a Local Government Association Peer Review by 2026.
2. Increase the level of resident engagement and consultation.
3. Deliver a refreshed Council change plan to modernise services.
4. Focus on civic pride, celebrating rich heritage and diverse communities.
5. Deliver continued forward financial planning to safeguard the finances of the Council.
6. Set ambitious and challenging budgets, to ensure taxpayers money is respected, and high-quality services are delivered.
7. Deliver a modern organisation with agile and effective structure that meet the needs of residents.
8. Strive for transparency and accountability in all that we do. Increase public scrutiny.

NUNEATON AND BEDWORTH BOROUGH COUNCIL

CABINET

12th November 2025

A meeting of Cabinet was held on Wednesday 12th November, 2025 in the Council Chamber at the Town Hall.

Present

Councillor C. Watkins (Leader and Housing)
Councillor S. Hey (Deputy Leader and Resources & Central Services)
Councillor N. King (Business & Regeneration)
Councillor K. Price (Communities & Public Services)
Councillor T. Venson (Planning & Enforcement)

CB53 **Apologies**

Apologies received from Councillor B. Hughes (Leisure & Health)

CB54 **Declarations of Interest**

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule published on the website.

CB55 **Minutes**

RESOLVED that the minutes of the Cabinet meeting held on 8th October 2025, be approved, and signed by the Chair

CB56 **Nuneaton Town Football Club**

The Assistant Director – Recreation and Culture submitted a report to Cabinet providing Cabinet with an update on a request from Nuneaton Town Football Club (NTFC) to Nuneaton and Bedworth Borough Council (NBBC) to seeking support in identifying land for NTFC to develop a Nuneaton home ground on.

RESOLVED that

- a) the information contained within the report and Appendix A of the report provided by Nuneaton Town Football Club as part of an initial feasibility study and request for support of a new home ground be noted;
- b) the request from Nuneaton Town Football Club to the Council in supporting a new home football ground being developed and considers the site at Vale View or an alternative location be considered;
- c) an “In Principle” decision to support Nuneaton Town Football Club with a 49-year lease for the Vale View site or alternative location be approved; and
- d) reports be brought back to Cabinet on a regular basis to seek next stage approvals / sign off as the project develops. This will include seeking delegated authority to negotiate Heads of Terms / Lease agreement and that funding is in place for the site to be developed by Nuneaton Town Football Club.

Speakers:

James Evans (CIC Board Member - Nuneaton Football Club)
Stuart Elliott (CIC Board Member - Nuneaton Football Club)
Mark Axon (CIC Board Member - Nuneaton Football Club)
County Councillor Keith Kondakor
Councillor Kris Wilson
Councillor Jonathan Collett

Options

1. Cabinet do not support the development of a Football Ground at the Vale View site or other locations, due to risks associated with the long-term financial sustainability of such a development on NBBC land. In rejecting this NBBC need to ensure that due diligence / professional advice is taken in developing the project and the NTFC Business and Financial Plan is robust and sustainable.
2. Cabinet consider that a further football ground is not needed in Nuneaton and further mediation needs to be exhausted with existing locations for shared use options. NTFC have confirmed that discussions have been held with the Eastboro Way landowner and these have not been able to move forward and are not sustainable for the Club. There is no other site that meets the required needs by NTFC that would allow them to be sustainable.
3. Sites at Tomkinson Road, Vernon's Lane, Pingles Avenue Road pitches and Paul's Land have also been considered. However, NTFC has stated that Vale View is its preferred site.

Reasons

To seek Cabinet support and enable the Council to formally support the NTFC identifying land for the development of a Nuneaton home ground.

CB57 Pingles Decarbonisation Project - Update

The Assistant Director – Recreation and Culture submitted a report to Cabinet updating on the progress of the decarbonisation of the Pingles Leisure Centre and Pingles Stadium, following successful funding from Sport England and Salix to install PV Panels, pool covers and heat source technology.

RESOLVED that the progress update on the Pingles Decarbonisation Project be noted.

Speakers:

County Councillor Keith Kondakor

Options:

No other options identified as the connection to the National Grid substation is via this sole supplier only. Other areas of the report for noting only.

Reasons:

To update on the progress of the Pingles Decarbonisation Project.

CB58 Local Government Reform

The report by the Chief Executive presented the final business case for Local Government Reorganisation (LGR) in Warwickshire, prepared on behalf of the District and Borough Councils ahead of the statutory submission deadline in late November 2025.

RESOLVED that

- a) the two Unitary Model for Warwickshire forms the basis of a final submission to Government on or before 28 November 2025 as unanimously supported at Extraordinary Council 29 October 2025, comprising:
 - i. North Warwickshire Unitary Authority: incorporating North Warwickshire Borough, Nuneaton and Bedworth Borough, and Rugby Borough; and
 - ii. South Warwickshire Unitary Authority: incorporating Warwick District and Stratford on Avon District;
- b) delegated authority be given to the Chief Executive Officer (Head of Paid Service), in consultation with the Leader of the Council, to:
 - i. submit the joint business case to Government with other Warwickshire District and Borough Councils that support the proposed two unitary model as per (a) i and ii above;
 - ii. include within the submission to Government, Nuneaton and Bedworth Borough Council's opposition to Warwickshire County Council being designated as the continuing authority if a single unitary model is pursued; and
 - iii. continue representing and acting on behalf of Nuneaton and Bedworth Borough Council in all matters relating to Local Government Reform and Reorganisation;
- c) delegated authority be given to the Chief Executive Officer (Head of Paid Service), in consultation with the Leader of the Council and Group Leaders of the opposition parties, to make and approve any necessary administrative or presentational amendments to the final business case prior to its submission to Government; and
- d) the report be marked not for call in on the basis Council unanimously supported at the Extraordinary Council meeting 29 October 2025 to support a two Unitary Model for Warwickshire and noting timescales to coordinate with the other Warwickshire District and Borough Councils to submit before the deadline.

Speakers:

County Councillor Keith Kondakor
Councillor Kris Wilson

Options:

The business case considered two primary options: a single county wide unitary authority and a two unitary model dividing Warwickshire into North and South. The single unitary model is proposed to be rejected due to concerns over scale, democratic deficit, and reduced responsiveness to local needs. The two unitary model was preferred for its alignment with community identities, financial

sustainability, and ability to deliver improved outcomes through locally focused governance.

Reasons:

These recommendations ensure that Nuneaton and Bedworth Borough Council fulfil its obligation to submit a response to Government by the statutory deadline in November 2025, in line with the resolution passed by Council.

Delegating authority to the Chief Executive Officer allows for timely and responsive amendments to the business case, ensuring its accuracy and alignment with evolving developments and the positions of partner authorities. The inclusion of opposition Group Leaders in the consultation process ensures continued cross-party engagement and transparency.

CB59 Bedworth Regeneration and Investment Plan

The Assistant Director – Economy and Regeneration submitted a report to Cabinet on the progress of the Bedworth Pride in Place Fund (Believe in Bedworth) and provided details of fund requirements and Nuneaton and Bedworth Councils role as the responsible body.

RESOLVED that

- a) the requirements of the fund be noted;
- b) the strategic direction and priorities of the Bedworth Board be noted; and
- c) the spend by the Board must be signed off by the Council's Section 151 Officer, as per the fund's technical guidance as per Appendix 1 of the report.

Speakers:

County Councillor Keith Kondakor
Councillor Jeff Clarke
Councillor Kris Wilson
Councillor Michele Kondakor

Options:

- 1. To accept the recommendations
- 2. To ask for further information pertaining to the report.

Reasons:

To update on the progress of the Bedworth Pride in Place Fund.

CB60 Recommendations from Overview and Scrutiny Panels

i) Health and Corporate Resources OSP – 23rd October 2025

Capital Strategy 2025/26

Cabinet considered the recommendation put forward from the above OSP and it was **RESOLVED** that the Capital Strategy 2025/26 be approved

SPEAKERS: None

ii) Environment and Leisure OSP – 16th October 2025

Sea Cadets – Access to Open Water

Cabinet considered the recommendation put forward from the OSP. In their considerations with a view to aid the decision making process, the Cabinet moved additional recommendations, and it was **RESOLVED** that

- a) the good work that the Sea Cadets do in the borough for young people be noted, and will work collaboratively with them to explore the potential for open water usage within the Borough;
- b) the Environment and Leisure Overview and Scrutiny Panel have reviewed the report on the Sea Cadet request and have requested further information to be brought to the panel in February 2026 be noted;
- c) officers be directed to obtain external advice to assist with the review of the request from the Sea Cadets;
- d) delegate authority be given to the Strategic Director – Corporate Resources in consultation with the Portfolio Holder for Resources and Central Services to identify budget for external advice to be sought further to c) above; and
- e) request the Proper Officer call an Extraordinary Environment and Leisure Overview and Scrutiny Panel as soon as practicable following external advice in advance of February 2026.

SPEAKERS:

County Councillor Keith Kondakor
Councillor Damon Brown
Councillor Kris Wilson

iii) Environment and Leisure OSP – 16th October 2025

Domestic Food Waste Service

Cabinet considered the recommendation put forward from the above OSP and it was **RESOLVED** that the recommendations made in the report submitted to Environment and Leisure OSP be noted.

SPEAKERS:

County Councillor Keith Kondakor
Councillor Michele Kondakor

CB61 **Any Other Items**

None

Chair

PUBLICATION DATE: 24TH NOVEMBER 2025

DECISIONS COME INTO FORCE: 2ND DECEMBER 2025

AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	3rd December 2025
Subject:	Proposed adoption of the Borough Plan Review and updated Local Development Scheme
Portfolio:	Planning and Enforcement
Responsible Officer:	Assistant Director - Planning
Corporate Plan – Theme:	All
Corporate Plan – Aim:	All
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	Yes
Subject to Call-in:	Yes

1. Purpose of report

- 1.1. Preparation of the Borough Plan Review (2021-2039) commenced after the adoption of the previous plan, the Borough Plan (2011-2031). The Borough Plan Review was submitted to the Planning Inspectorate on 12th February 2024 and was independently examined by two Government appointed Planning Inspectors, Beverley Wilders BA (Hons) PgDURP MRTPI and Mike Worden BA (Hons) Dip TP MRTPI.
- 1.2. The Inspectors who have undertaken the examination into the Borough Plan Review have found the Plan sound, subject to the inclusion of Main Modifications. The purpose of this report is to seek Cabinet agreement to adopt the

Borough Plan Review, as amended by the Main Modifications, and undertake any associated tasks related to the adoption of the Plan. This is set out in the Inspectors' Report (Appendix A), with the Schedule of Main Modifications (Appendix B). A copy of the draft proposed Borough Plan Review which incorporates the Main Modifications, the Planning Policies Map, and a suite of background documents, can be found [online](#).

- 1.3. This report also seeks approval to adopt the updated the Local Development Scheme (LDS).

2. Recommendations

- 2.1. That Cabinet note the content of the Inspectors' Report into the Examination of the Borough Plan Review (Appendix A) and Schedule of Main Modifications (Appendix B).
- 2.2. That Cabinet recommend to Council the adoption of the Borough Plan Review as per the Inspectors Report (8th October 2025), incorporating the Main Modifications (Appendix B). A version of this Plan and the accompanying Policies Maps are contained [online](#).
- 2.3. That Cabinet note that all policies in the Borough Plan (2011-2031) will be superseded by the Borough Plan Review, upon adoption.
- 2.4. That Cabinet delegate to the Assistant Director for Planning, in consultation with the Portfolio Holder for Planning and Enforcement, authority to:
 - a. Issue a Borough Plan Review adoption statement and Sustainability Appraisal Report in accordance with Regulations 17 and 26 of the Town and Country Planning Regulations 2012, as amended;
 - b. Make any non-material updates and drafting changes to the Borough Plan Review. This includes the additional (minor) Modifications published alongside the Main Modifications (Appendix B); and
 - c. Publish the final versions of the Borough Plan Review and the Policies Map.

- 2.6 That Cabinet recommend to Council the approval of the updates made to the Local Development Scheme (Appendix C) and that the Local Development Scheme be adopted.

3. Background

- 3.1. On the 12th February 2024, the submission version of the Borough Plan Review and supporting evidence base were submitted to the Secretary of State for Ministry of Housing, Communities and Local Government for independent examination by the Planning Inspectorate.
- 3.2. Prior to this, the Council consulted on the Borough Plan Review Publication document from the 4th September to the 16th October 2023. The Publication consultation followed on from the 'Preferred Options' consultation which ran from June to July 2022, the 'Issues and Options' consultation was held in June to July 2021.

4. Body of report and reason for recommendations

Borough Plan Review

- 4.1. Following submission to the Secretary of State in February 2024, two Planning Inspectors were appointed to independently examine the Borough Plan Review and its associated evidence base. Their task was to establish whether the Borough Plan Review is 'sound' as prescribed by the National Planning Policy Framework (NPPF). That is, does it fulfil the necessary legal requirements and are the policies justified, effective and consistent with national policies. The Borough Plan Review has been examined under the provisions of the 2023 version of the NPPF. The Inspectors were responsible for hearing evidence, reporting their findings and advising the Council on what changes were needed to make the Plan 'sound'.
- 4.2. The Inspectors held three blocks of hearing sessions to examine the Borough Plan Review, in the format of round table discussions between the Inspectors, the Council and any consultees that responded to the Publication document (Regulation 19). The sessions were held in July, September and October 2024 and were open to the public to observe.
- 4.3. Following the conclusion of the hearing sessions, consultation on the Main Modifications took place between

Monday 2nd June and Monday 14th July 2025.
Representations received to the consultation were submitted to the Inspectors for their consideration as part of their report to the Borough Council.

- 4.4. The Borough Plan Review has been examined to assess whether it has been prepared in accordance with legal and procedural requirements, and whether it is sound. In accordance with the NPPF, plans are 'sound' if they are:
- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.
- 4.5. The Council received the Inspectors' Report on 8th October 2025 (Appendix A) and a final Schedule of Main Modifications (Appendix B).
- 4.6. The Inspectors' report was published soon after receipt in line with Regulation 25 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It should be noted that the Planning Inspectorate do not publish the report, it is the Local Planning Authority's responsibility to do so. The report is available on the Council's [website](#). In addition, those who responded at the Regulation 19 consultation stage have been notified of the reports publication in line with Regulation 35.

- 4.7. Under the Planning and Compulsory Purchase Act 2004 (as amended) an Inspector, if finding the plan sound and having been prepared in accordance with the relevant regulations, must recommend that the document is adopted, and give their reasons. The Authority can then adopt taking into account the modifications that were recommended. In effect, this means the Inspectors' report is binding subject to minor changes (which the Authority has already consulted on). Alternatively, the Authority can choose not to adopt the Plan.
- 4.8. The Inspectors' Report concludes that the Borough Plan Review provides an appropriate basis for the planning of the Borough, providing that the modifications recommended by the Inspectors are made to the Plan.
- 4.9. Main modifications vary greatly in character, from significantly revising policies, to detailed wording changes that the Inspectors deem necessary to make a policy 'sound.' The most substantive Main Modifications out of the 49 Main Modifications set out in Appendix B are summarised as follows:
- Amendments to the housing supply to reflect the base date of 1st April 2025, align with live planning applications and the latest information available.
 - Amending or justifying contributions such as for Warwickshire Policing, within the wording of Policies, to ensure they meet the necessary planning obligations tests.
 - Strategic Housing Allocation Site and Policy SHA7 (East of Bulkington) has been re-added in order to provide consistency with other strategic allocations and certainty in the planning process. The site has outline planning permission with a reserved matters application (Reference: 040625) currently pending consideration.
 - Amendments to the wording of Policy HS2 - Affordable Housing Provision, to remove the requirement for First Homes.
 - Amendments to the wording of Policy DS7 – Monitoring of Housing Delivery and Policy DS8 – Review.
- 4.10. Following receipt of the Inspectors' Report, there is a clear expectation that the Council will proceed with adopting the Borough Plan Review now that it has been found sound, subject to Main Modifications. On adoption of the Borough Plan Review, the Borough Council has to make publicly

available a copy of the Local Plan; an Adoption Statement and the Sustainability Appraisal Report and Adoption Statement, in line with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). These will be made available to view on the Borough Council's website, with hard copies available for inspection at the Council's offices. The Borough Council will also notify statutory consultees and those who commented at the Regulation 19 stage (pre-submission consultation) and other interested parties (including the Secretary of State).

- 4.11. Section 113 of the Planning and Compulsory Purchase Act 2004 (as amended) allows for an application to quash a 'relevant document' (in this case the Borough Plan Review) to be made to the High Court within six weeks of adoption (the "legal challenge period"). During this period, the full weight of the Borough Plan Review can be applied in decision making.
- 4.12. Once adopted, the Borough Plan Review will supersede the Borough Plan (2011-2031). The Borough Plan Review will be a key document within the Development Plan for the area, alongside the Gypsy and Traveller Site Allocations Development Plan Document (adopted in 2024), the Warwickshire Minerals Local Plan (adopted in 2022) and the Warwickshire Waste Plan (adopted in 2013). These will collectively form the statutory Development Plan for Nuneaton and Bedworth Borough.
- 4.13. In addition to the proposed Main Modifications, a Schedule of Additional Modifications consisting of items such as grammatical errors, clarifications to the text and other minor changes which did not affect the overall policy approach. These were published as part of the Main Modification consultation and will be incorporated into the final version of the Plan. There is also an updated Sustainability Appraisal and Habitats Regulation Assessment which can be viewed [online](#).
- 4.14. As stated above, the Borough Plan Review has been prepared under the provisions of the 2023 version of the NPPF. An updated NPPF was published in December 2024, which includes a number of key policy changes, including a new standard methodology for calculating housing need, which has increased the housing requirement for the Borough. However, there are transitional arrangements in

place, set out in the latest NPPF, for those authorities at an advanced stage in the Local Plan process. Essentially, for Nuneaton and Bedworth Borough Council, the Council will be expected to adopt the Borough Plan Review as soon as possible, and then begin work on a new Local Plan, under the new plan-making system provided for under the Levelling Up and Regeneration Act 2023.

- 4.15. It is a stated aim of the Government that authorities will have an up-to-date local plan, and this Council will be in a strong position with a newly adopted plan. This will provide 5 years protection in terms of the housing need figure, as the Borough Council will be benchmarked against the housing requirement figure in the Borough Plan Review (545 dwellings per annum) rather than the new Local Housing Need (LHN) figure (756 dwellings per annum). However, it should also be noted that from July 2026, as the housing requirement in the plan is 80% or less than the new LHN, a 20% buffer will be applied to the Council's 5-year housing land supply calculations. This is a new requirement introduced by the latest NPPF (December 2024).

Local Development Scheme

- 4.16. Given the recommendation for adoption of the Borough Plan Review, following the changes to national policy in December 2024, the authority will be required to commence an immediate review under the new plan making system. This new further Review, which will take the form of a new Local Plan, will require the Council to agree to a new budget to pay for this work and will require a new suite of evidence base work, including a Green and Grey Belt Review and new consultation work, with an initial eight week call for sites consultation taking place between 18th August and 13th October 2025.
- 4.17. The authority is awaiting further updates from national government on the new local plan system which are anticipated later this year. Therefore, the Council has updated its LDS (Appendix C) to reflect the proposed adoption of the Borough Plan Review and anticipated timescales for a new Local Plan in accordance with the information known to date.

4.18. Table 1 below is proposed within the LDS (December 2025) and outlines the key milestones for the preparation of the Borough Plan Review.

Key Milestones for Preparation of Borough Plan Review		
	Stage of Plan Making	Timetable
Regulation 18	Consultation on Issues and Options	June – August 2021
	Consultation on Preferred Options	June – July 2022
Regulation 19	Formal public consultation on proposed submission plan	September – October 2023
Regulation 22	Submission to Secretary of State	February 2024
Regulation 24	Examination of Local Plan	2024 - 2025
	Receipt of Inspector's Report	October 2025
Regulation 26	Adoption of Borough Plan Review	December 2025

Table 1: Key Milestones for Preparation of the Borough Plan Review.

4.19. Table 2 sets out the timescales for the preparation of the new local plan. This will be prepared under the revised plan making system, provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force), in order to address the shortfall in housing need.

4.20. The wording of the LDS has also been amended where required to reflect the current position in respect of ongoing and proposed work.

Key Milestones for Preparation of New Local Plan	
Stage of Plan Making	Timetable
Initial preparatory work pending the issue of further Government guidance, likely to include call for sites, initial stakeholder engagement and 4-month period giving notice to commence the new plan.	2025 – Quarter 2 2026
Plan visioning and strategy development – including first formal public consultation on the plan, evidence gathering and drafting the plan; and engagement, proposing changes and submission of the plan – including a requirement for a second public consultation on the plan	Quarter 3 2026 – Quarter 3 2028

Submission and Examination	Quarter 4 2028 – Quarter 1 2029
Adoption	Quarter 1 2029

Table 2: Key Milestones for Preparation of New Local Plan.

5. Consultation with the public, members, officers and associated stakeholders

- 5.1. No direct consultation has taken place with the public or elected members regarding the recommendations contained in this report. The Borough Plan Review itself has been through several stages of consultation including, most recently, the six week Main Modification consultation.

6. Financial Implications

- 6.1. The financial implications arising from adopting the Borough Plan Review will be met within existing resources.

7. Legal Implications

- 7.1. It is a legal requirement to have a Local Plan for the Council's administrative area. Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)).
- 7.2. The Borough Plan Review has been examined by two Government Inspectors. The legislative requirements for the examination include those contained in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Guidance on procedure is also provided in the Planning Practice Guidance chapter on Plan-making.

8. Equalities implications

- 8.1. No specific equality implications have been identified following the completion of an Equality Impact Assessment which accompanied the submission version of the Plan.

9. Health implications

- 9.1. Health implications are addressed through the Borough Plan Review policies.

10. Climate and environmental implications

10.1. The Borough Plan Review and associated documents are aligned with the latest Government guidance, available at the time of submission, on preserving and enhancing the natural environment. Sustainability Appraisals and Habitats Regulations Assessments have been carried out throughout the process.

11. Section 17 Crime and Disorder Implications

11.1. No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

12.1. It is a requirement for all local planning authorities to have an up-to-date Local Plan which includes provision for both local needs and national priorities. This includes the requirement for a five-year supply of deliverable housing sites to meet the need for housing within the plan area. Without an up-to-date Local Plan, the Borough Council could face significant challenges in defending its decisions on planning applications.

12.2. If the Borough Plan Review is subject to legal challenge Officers will review the grounds of the challenge, and, if necessary, instruct legal representation.

13. Human resources implications

13.1. No direct human resource implications have been identified. The LDS (2025) (Appendix C) accounts for existing known staffing and resource levels.

14. Options considered and reason for their rejection

14.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
A	Not to adopt the Borough Plan Review	<p>In this case the Council will not have an up-to-date adopted local plan in place and there would be uncertainty over the planning framework for the Borough. In turn this will assist in facilitating unplanned development across the Borough and would represent poor strategic planning increasing the risk of inappropriate development.</p> <p>Furthermore, given the advanced stage of the Local Plan, it is highly likely that Government would intervene using its powers to ensure that the Local Plan which has been found sound and capable of adoption is adopted.</p>

15. Conclusion

15.1 It is recommended that the contents of the Inspectors' Report into the Examination of the Borough Plan Review is noted, and that the Council adopts the Borough Plan incorporating the Main Modifications, Additional Modifications and Policies Map. At the point of adoption, the policies in the Borough Plan (2011-2031) will be superseded by the Borough Plan Review.

15.2 The amendments to the LDS should be noted to bring the Document in line with the current work requirements and timescales for the new Local Plan. It is recommended that the LDS (December 2025) (Appendix C) be adopted, to supersede the LDS (February 2025).

16. Appendices

16.1. Please note the following appendices:

- i. Appendix A – Inspectors' Report
- ii. Appendix B – Schedule of Main Modifications
- iii. Appendix C – LDS (December 2025)

17. Background papers

17.1. The Borough Plan Review examination documents can be viewed at: [Borough Plan Review](#)

17.2. The latest NPPF (December 2024) can be viewed at: [National Planning Policy Framework](#)

17.3. The archived NPPF (September 2023) can be viewed at: [National Planning Policy Framework](#)

17.4. The current, adopted LDS (February 2025) can be viewed at: [Local Development Scheme](#)

18. Report Writer Details:

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AGENDA ITEM NO. 7

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 3rd December 2025

Subject: Infrastructure Funding Statement

Portfolio: Planning and Enforcement

Responsible Officer: Assistant Director - Planning

Corporate Plan – Theme: 1,2 and 3

Corporate Plan – Aim:

- Continue to promote and enable events across the Borough.
- Deliver the construction and opening of the Bedworth Physical Activity Hub (BPAH) 2026.
- Promote active travel across the Borough.
- Regenerate Nuneaton Town Centre; Completing the Transforming Nuneaton Programme.
- Facilitate warm, safe, sustainable and affordable housing.
- Work with Public Health colleagues and partners to address community inequalities.
- Promote and develop play area facilities in line with the Parks and Green Space Strategy.

Ward Relevance: All

Public or Private: Public

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of report

- 1.1. The purpose of this report is to seek approval to publish the 2024/25 Infrastructure Funding Statement (IFS).

2. Recommendations

- 2.1. That Cabinet approve the Infrastructure Funding Statement 2024/25 and its publication on the website, in line with statutory requirements set out in the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.
- 2.2. That Cabinet note the monies received, held and spent from s106 in the financial year 2024/25.
- 2.3. That delegated authority be given to the Assistant Director for Planning, in consultation with the Cabinet Member for Planning and Enforcement, to make any minor changes to the document prior to publication.

3. Background

- 3.1. The Community Infrastructure Levy Regulations 2010 (as amended) require a contribution receiving authority to publish an IFS by no later than 31st December in each calendar year. Nuneaton and Bedworth Borough Council is a contribution receiving authority and, therefore, must publish an IFS before the end of this year (2025).
- 3.2. The IFS sets out a summary of all developer contributions relating to Section 106 planning obligations (S106 agreements) collected and managed within the Borough within the reported year, which for this reporting year is the period between 1st April 2024 and 31st March 2025.
- 3.3. IFS is also required to report on Community Infrastructure Levy (CIL) monies collected. The Borough does not have CIL in place and therefore there is nothing to report on CIL in this IFS.

4. Body of report and reason for recommendations

- 4.1. That the 2024/25 Infrastructure Funding Statement (IFS) be noted and published.

5. Consultation with the public, members, officers and associated stakeholders
 - 5.1. Finance and Planning Development Control Officers.
6. Financial Implications
 - 6.1. None directly attributable to the IFS.
7. Legal Implications
 - 7.1. Local authorities are required to submit an IFS no later than 31st December of the reporting year. This is a mandatory requirement set out within the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019).
 - 7.2. The proposed Infrastructure Funding Statement will need to be approved by Cabinet.
8. Equalities implications
 - 8.1. A review has been undertaken and it has been identified that no assessment is required following consultation and liaison with the appropriate officer.
9. Health implications
 - 9.1. No specific health implications have been identified following the completion of an impact assessment.
10. Climate and environmental implications
 - 10.1. No direct climate and/or environmental implications have been identified.
11. Section 17 Crime and Disorder Implications
 - 11.1. No direct Section 17 crime and disorder implications have been identified.
12. Risk management implications
 - 12.1. No direct risk management implications have been identified.

13. Human resources implications

13.1. No direct human resource implications have been identified

14. Options considered and reason for their rejection

14.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection are outlined below.

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
A	That the 2024/25 Infrastructure Funding Statement (IFS) is not approved or published	Rejected - The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require a contribution receiving authority to publish an IFS.

15. Conclusion

15.1. That the 2024/25 Infrastructure Funding Statement (IFS) be approved, noted and published.

16. Appendices

16.1. Please note the following appendices:

- i. Appendix A – Infrastructure Funding Statement 2024/25

17. Background papers

17.1. Please note there are no background papers attached to this report.

18. Report Writer Details:

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AGENDA ITEM NO. 8

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 3 December 2025

Subject: Air Quality Management – Revocation of
Midland Road Air Quality Management Area
(AQMA 2)

Portfolio: Planning and Enforcement

Responsible Officer: Alastair Blunkett
Assistant Director–Environment and
Enforcement

Corporate Plan – Theme: 3) Green Spaces and Environment

Corporate Plan – Aim: 2) Improving Air Quality

Ward Relevance: St Mary's

Public or Private: Public

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of report

- 1.1. Cabinet is asked to consider approving the revocation of Midland Road Air Quality Management Area (AQMA 2), following the requirement from Defra.

2. Recommendations

- 2.1. It is recommended that Cabinet approve the revocation of AQMA (Air Quality Management Area) 2.

- 2.2. It is recommended that a report is taken to OSP in early 2026 to outline the steps to be taken for the Council to adopt an Air Quality Strategy (AQS) for the whole borough, to ensure that air quality remains a high-profile issue.

3. Background

- 3.1. Part IV of the Environment Act 1995 requires Local Authorities, through the Local Air Quality Management (LAQM) system, to assess air quality in their area and designate Air Quality Management Areas (AQMA) if improvements are necessary.
- 3.2. NBBC carries out monitoring of nitrogen dioxide (NO₂) concentrations using a network of diffusion tubes. The Council declared two AQMAs, both within Nuneaton, for exceedances of the annual mean NO₂ objective. These AQMAs are Leicester Road gyratory (AQMA 1) (revoked May 2025) and Midland Road/Central Avenue/Corporation Street (AQMA 2). Where an AQMA is designated, local authorities are required to produce an Air Quality Action Plan describing the pollution reduction measures it will put in place.
- 3.3. AQMA 2 was declared on 1 October 2009. The NO₂ level at declaration was 53µg/m³ set against a national objective of 40µg/m³. The boundary of the AQMA is shown in figure 1 below. NBBC produced an action plan as required by the Environment Act 1995 in April 2022 which replaced the previous action plan produced in 2011. The action plan sets out measures the Council will take to achieve compliance with national air quality objectives.

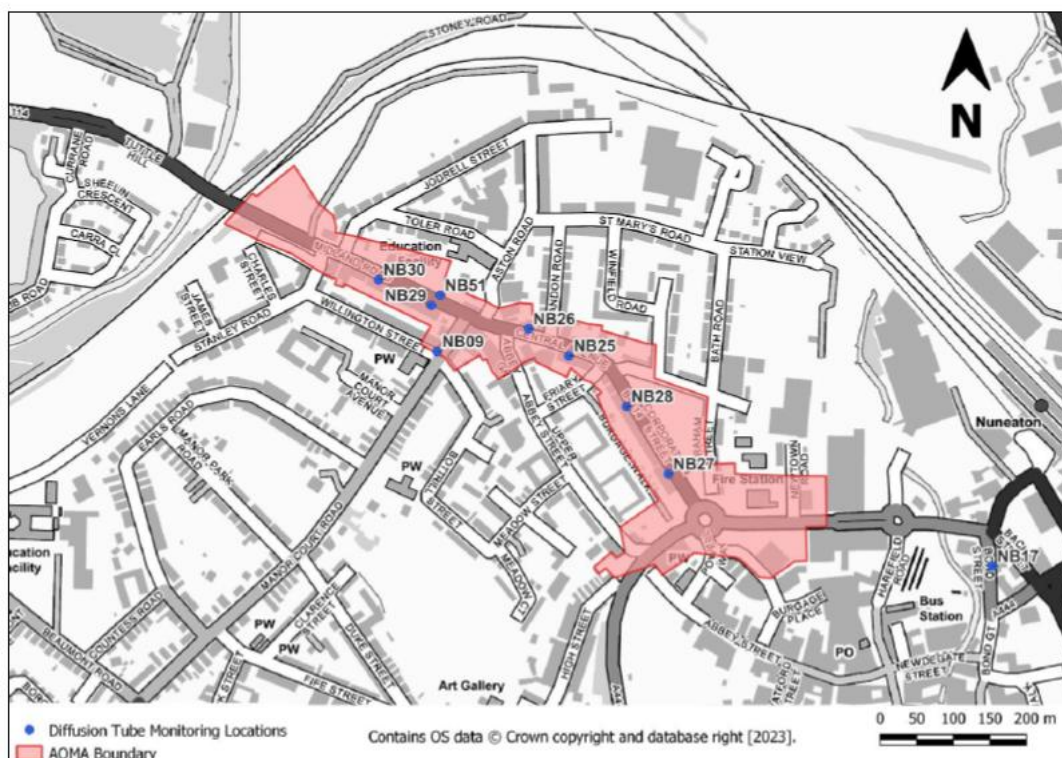


Figure 1. Midland Road Air Quality Management Area (AQMA 2)

4. Body of report and reason for recommendations

- 4.1. In accordance with Local Air Quality Management (LAQM) requirements the Council must produce an Annual Status Report (ASR), Appendix A. This details pollutant levels and progress against the action plan over the previous year.
- 4.2. NO₂ concentrations measured in AQMA 2 have been below 90% of the annual mean NO₂ objective value of 40 µg/m³ (i.e. below 36 µg/m³) for five consecutive years. The highest NO₂ concentration in AQMA 2 in 2024 was 30.8 µg/m³. AQMA 2 NO₂ levels between 2020 and 2024 at all monitoring positions are shown in figure 2 below.

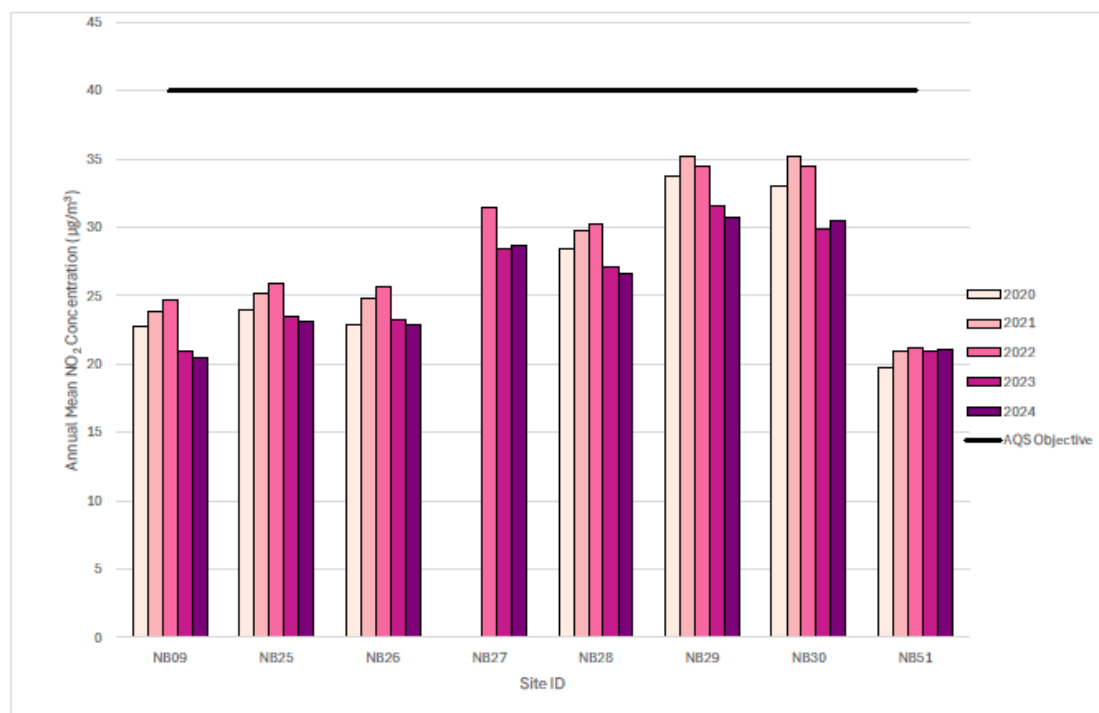


Figure 2: AQMA 2 NO₂ Levels 2020 – 2024 at all monitoring positions

- 4.3. Following appraisal of the 2025 ASR, Defra have recommended revocation of AQMA 2 (Appendix B). This is in accordance with LAQM Technical Guidance 2022.) Defra commented;

“NBBC have one declared Air Quality Management Area (AQMA) in their jurisdiction in 2024: AQMA 2 – Midland Road/ Corporation Street, Nuneaton, which was declared in 2009 for exceedances of the annual mean NO₂ Air Quality Objective (AQO) of 40 µg/m³. There have been no exceedances of the AQO in the AQMA for 5 years and therefore NBBC must revoke this AQMA in line with LAQM TG.22.

The revocation of an AQMA should be considered following three consecutive years of compliance with the relevant objective as evidenced through monitoring. Where there have been no exceedances for the past five years, local authorities must proceed with plans to revoke the AQMA. The LAQM Technical Guidance 2022 is clear in this respect (Point 3.57, page 50).

Please be aware that unless a likely exceedance has been identified in the area, Defra will not appraise AQAPs for

AQMAs that have been in compliance for five years. Local Authorities will instead be advised to revoke the AQMA.

AQMAs should identify areas where air quality objectives are not being met or are likely to be at risk of not meeting them. Keeping AQMAs in place longer than required risks diluting their meaning and impacting public trust in LAQM"

- 4.4. Following revocation of AQMA 2, the Council will continue to monitor for exceedances and move on to developing an Air Quality Strategy (AQS) for the whole borough, to ensure that air quality remains a high-profile issue. The aim of an AQS is to enable greater cooperation between public authorities, at a local level and broaden the range of organisations that play a key role in delivering air quality actions and improvements and ultimately reduce the long-term health impacts associated with air pollution.

5. Financial Implications

- 5.1. None.

6. Legal Implications

- 6.1. If revocation is approved the AQMA will be legally revoked in accordance with the Environment Act 1995.

7. Equalities implications

- 7.1. A review has been undertaken and it has been identified that no assessment is required following consultation and liaison with the appropriate officer.

8. Health implications

- 8.1. No specific health implications have been identified following the completion of an impact assessment.

9. Climate and environmental implications

9.1. The following climate and environmental implications have been identified:

- i. Nitrogen dioxide monitoring will continue unchanged within the current AQMA area to identify trends in future and particularly to identify any deterioration in air quality.
- ii. Following revocation NBBC will commence work on an Air Quality Strategy for the whole borough, to ensure that air quality remains a high-profile issue. To deliver air quality actions and improvements and ultimately reduce the long-term health impacts associated with air pollution.

10. Section 17 Crime and Disorder Implications

10.1. No direct Section 17 crime and disorder implications have been identified.

11. Risk management implications

11.1. No direct risk management implications have been identified.

12. Human resources implications

12.1. No direct human resource implications have been identified.

13. Options considered and reason for their rejection

13.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
A	Do nothing	<p>Defra has confirmed that AQMA 2 should be revoked as the NO₂ concentrations have been below 90% of the annual mean objective value for five years. Concentrations in 2024 were all at or below 75% of the annual mean objective.</p> <p>Demonstrable compliance with air quality objectives over a prolonged period. Defra have requested revocation in accordance with updated guidance to retain the integrity of the Local Air Quality Management regime.</p> <p>If the AQMA is retained Defra will not appraise any Air Quality Action Plans for AQMAs that have been in compliance for five years.</p>

14. Conclusion

14.1. Evidence of NO₂ levels obtained over a number of years and national policy requirements clearly set out the basis and justification for revocation the AQMA. It should be noted that the revocation would not, in anyway, reduce the level of ongoing monitoring in the area currently covered by AQMA 2. Monitoring would continue and as such would identify any deterioration in air quality standards.

14.2 Following revocation of AQMA2, and in accordance with the Local Air Quality Regime, NBBC will move on to developing an Air Quality Strategy (AQS) for the whole borough. An AQS

will ensure that air quality remains a high-profile issue. The aim of an AQS is to enable greater cooperation between public authorities, at a local level and broaden the range of organisations that play a key role in delivering air quality actions and improvements and ultimately reduce the long-term health impacts associated with air pollution.

15. Appendices

15.1. Please note the following appendices:

- i. Appendix A – 2025 Annual Status Report (ASR)
- ii. Appendix B – Defra appraisal report

16. Background papers

16.1. Please note the following appendices:

- i. Defra - Local Air Quality Management. Technical Guidance (TG22) Available at: [LAQM-TG22-August-22-v1.0.pdf](#)
- ii. Defra - Local Air Quality Management. Policy Guidance (PG22) Available at: [LAQM-Policy-Guidance-2022.pdf](#)
- iii. Cabinet Wednesday, 19th February 2025 - Revocation of Leicester Road Gyratory Air Quality Management Area. Available at: [Cabinet papers 19th February 2025](#)

17. Report Writer Details:

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AGENDA ITEM NO. 9

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	3 rd December 2025
Subject:	Draft General Fund Budget 2026/27
Portfolio:	Resources and Central Services
Responsible Officer:	Strategic Director – Corporate Resources
Corporate Plan – Theme:	Your Council
Corporate Plan – Aim:	Deliver continued forward financial planning to safeguard the finances of the Council
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	No
Subject to Call-in:	No – due to the legal implications of setting a Council Tax base.

1. Purpose of report

- 1.1. To provide a draft position of the General Fund Budget for 2026/27.
- 1.2. To update Cabinet on the Autumn Statement plus UK Fiscal Policy.

2. Recommendations

- 2.1. That the General Fund budget position detailed within the report is noted.
- 2.2. That an update on the General Fund 2026/27 budget be presented to Cabinet in February 2026 once the NNDR1 is finalised and the Local Government Financial Settlement has been announced.
- 2.3. That the Chairs of Overview & Scrutiny Panels are notified of the budget proposals in line with the Constitution.

- 2.4. That Cabinet note and recommend to Full Council the approval of the Council Tax base for 2026/27 increase from 40,809.30 to 41,369.00 as per 5.2 of the report and the surplus on the Council Tax Fund detailed in paragraphs 5.2 and 5.3.

3. Background

- 3.1. Nuneaton and Bedworth Borough Council (the Council) along with all local authorities across England have seen significantly reduced funding from central government since austerity measures were introduced and the need to generate savings and increase income has been ongoing.
- 3.2. Funding of services is not set to increase, and the Council is committed to continuous improvement and strong financial governance. To enable generation of savings that are required, a Transformation and Improvement Strategy is being produced and will be reported to Health and Corporate Resources Overview and Scrutiny Panel and Cabinet early in 2026.
- 3.3. In addition, the budget setting approach will alter after adoption of a new transformation strategy plus changes with Local Government Reorganisation. A further report will be presented to the Scrutiny Panel later in 2026 as an update.

4. Fiscal Policy and Autumn Statement

- 4.1. In June 2025, the Fair Funding Review 2.0 consultation was released and ran until August 2025. This review has been long awaited and a multi-year settlement from 2026/27 to 2028/29 was expected.
- 4.2. The consultation was responded to by the S151 Officer in consultation with the Leader and portfolio holder for Resources and Central Services.
- 4.3. The Government's response to the consultation has been released on 20th November alongside the Local Government Finance Policy Statement. [Local government finance policy statement 2026-27 to 2028-29 - GOV.UK](#)
- 4.4. An update is generally provided to Cabinet on the Chancellor's Autumn Statement, which is usually released in October, but this has been delayed to 26th November 2025. The Policy Statement has been released in advance of the Autumn Statement which is a reverse to the normal order of announcements.
- 4.5. It is expected that the detailed Local Government Finance Settlement will not be received until mid-December in line with

previous years. It was hoped that this would be earlier in readiness for 2026/27 budget setting.

- 4.6. The Policy Statement has provided clarity on the grants to be rolled up into the final settlement plus basis for the allocations of funding.
- 4.7. Council Tax referendum limit remains at the higher of £5 or 3% and it is expected that full use of the flexibilities are taken to support the funding baseline for the Council. This is no different to previous years.
- 4.8. As expected, New Homes Bonus and the Employer NIC grants are to be rolled up into the overall settlement and allocations for the new burden of food waste collection is likely to be included within the core spending power allocation.
- 4.9. Homelessness is to see an increase in funding which should benefit the Council however the overall summary picture suggests a fall in funding allocated to lower tier authorities and an increase to upper tier.
- 4.10. Transitional protection arrangements have been announced for those that are negatively impacted and local authorities will move to their Fair Funding Assessment in increments of one third over the multi-year settlement. In addition, any authority whose income falls as a result of the changes will see income protection through a range of funding floor levels.
- 4.11. The impact on funding for the Council is still being considered as the timeframe between release of the Finance Policy Statement and reporting of the draft budget has not provided adequate time to analyse the detail in full.
- 4.12. Once the settlement has been issued, a summary of the outcome alongside the impact to the current draft budget will be provided informally to the leaders of all groups in preparation for the final budget reports.

5. Draft Budget

- 5.1. The draft budget as presented has the following assumptions and increases proposed.
 - 3% pay award
 - Food waste for 9 months of 2026/27
 - Inflation on contracts where unavoidable
 - Increase for pension costs after triennial valuation
 - Borough Election costs
 - Treasury updates on MRP and interest costs
 - Income for regeneration sites in Nuneaton

- External audit increases for buildback work
- Reduction in Planning fee income
- Income for the new leisure contract is NOT included at this stage as the contract isn't finalised

Funding

- 5.2. No Council Tax increase has been included in the draft budget, but the Council Tax Base has increased to 41,369.0 (previously 40,809.3) due to housing growth providing an additional £152k in income. As noted at 4.7, referendum limits have not altered and the maximum the Council can increase its charge by is 3%. The following table shows the impact of varying increases:

	1%	2%	2.99%	£5
Additional Income	£111,181	£224,609	£335,790	£206,845

- 5.3. In addition to tax base growth, the fund is forecast to be in a surplus position by the end of 2025/26. The Council's share of the surplus is proposed as £101k.
- 5.4. NNDR income has been left as the same value as 2025/26 whilst more information is gathered regarding the expected precept due. With the full reset plus full revaluation both undertaken for 2026/27, this funding element has been one of the higher risk areas.
- 5.5. No surplus or deficit is built into the draft budget for NNDR but will be presented informally to group leaders once the NNDR1 form is complete.
- 5.6. It has been assumed at this stage that an additional £2.9m in grant funding will be received between years. This results in the Council's total income growth of £501k between years in the draft. As noted earlier in the report, a detailed review of the Policy Statement is underway.
- 5.7. The draft position on the General Fund is currently a £3.54m deficit. This however is very much a worst case scenario. More detailed work is being undertaken regarding the funding due and there is potential for movement on the contractual inflation included plus income for the leisure contract to be updated.

	2026/27 Draft £'000
Portfolio Expenditure	25,979
Central Provisions	-1,151
Funding	-21,285
Deficit	<u>3,543</u>

- 5.8. As noted in 5.1, food waste is a new burden in 2026/27 but due to the long lead in time to secure the vehicles required to collect the food waste, only 9 months' of costs have been included in the draft at this stage. The Assistant Director – Environment and Enforcement is liaising with DEFRA regarding the delay and will update if any changes to the budget are required.
- 5.9. The triennial valuation of the pension fund has been undertaken but has not yet been reported to the Council. The draft position is due early in December and at this stage, it is assumed that there will be an increase of £165k in 2026/27. Further detail on the final position will be included in the final budget report.
- 5.10. Fees and charges have not been increased in the draft budget and leaders of all groups can consider this as part of their final proposals.
- 5.11. In previous years a vacancy savings target of £500k has been included within the budget. This is not included in the draft and is a saving that can be considered in final proposals.

6. The Future

- 6.1. A transformation strategy is in the process of finalisation and will be reported to the scrutiny panel and Cabinet early in 2026. This will be the starting point for targeted savings. Nothing is built into the budget at this stage.
- 6.2. Cabinet are going to review the line item detail of the draft budget alongside the financial settlement, implementing savings and growth items as necessary.

7. Conclusion

- 7.1. The funding picture is becoming more certain but with the introduction of LGR, the resources allocated to districts and boroughs appears to be reducing. The Council may need to look to review what can be afforded and potential income generation to enable continuation of discretionary services.
- 7.2. Earmarked reserves are available for use when required for one-off support but should not be used to support ongoing budget pressures. Difficult decisions are required to ensure the Council remains in a stable financial position.

8. Consultation with the public, members, officers and associated stakeholders
 - 8.1. A full budget consultation was approved for release to the public, and the outcomes will be known early in January. The responses will be utilised to help form the final budget proposals.
 - 8.2. Strategic Directors, Assistant Directors and Cabinet have all been consulted in the draft budget proposals. Additional consultation will be undertaken with all group leaders as part of the final budget proposals.
9. Legal Implications
 - 9.1. The Council is required by section 33 of the Local Government Finance Act 1992 ("the Act") to calculate for each financial year the basic amount of its council tax. The basic amount of council tax must be calculated from the Council Tax base. This base is created by applying a prescribed formula under the Local Authorities (Calculation of Council Tax Base) Regulations 2012. Furthermore, in accordance with the Local Authorities (Calculation of Council Tax Base) Regulations 2012 the Council Tax base for the authority must be agreed and notified to major precepting bodies before the 31 January 2026.
10. Equalities implications
 - 10.1. A review has been undertaken and it has been identified that no assessment is required.
11. Health implications
 - 11.1. No specific health implications have been identified.
12. Climate and environmental implications
 - 12.1. No direct climate and/or environmental implications have been identified.
13. Section 17 Crime and Disorder Implications
 - 13.1. No direct Section 17 crime and disorder implications have been identified.
14. Risk management implications
 - 14.1. No direct risk management implications have been identified.
15. Human resources implications

15.1. No direct human resource implications have been identified.

16. Options considered and reason for their rejection

16.1. The draft budget considers all opportunities and risks therefore an options appraisal isn't required.

17. Appendices

17.1. Please note there are no appendices attached to this report.

18. Background papers

18.1. Please note there are no background papers attached to this report.

19. Report Writer Details:

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AGENDA ITEM NO. 10

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 3rd December 2025

Subject: General Fund Budget Monitoring Quarter 2
2025/26

Portfolio: Resources & Central Services

Responsible Officer: Assistant Director - Finance

Corporate Plan – Theme: Your Council

Corporate Plan – Aim: Deliver continued forward financial planning to
safeguard the finances of the Council

Ward Relevance: All

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of report

- 1.1. To present the forecast revenue outturn position for the General Fund as at 30th September 2025 unless otherwise stated in the report.

2. Recommendations

- 2.1. That the forecast outturn position for the General Fund for 2025/26 be noted, with consideration given to key variances.

3. Body of report

- 3.1. Apart from Council housing, day-to-day revenue income and expenditure for Council services is accounted for through the General Fund. The net expenditure is financed through the Council's Core Spending Power which includes Council Tax, Retained Business Rates and other general Government Grants.

- 3.2. The revenue budget for 2025/26 was set as a net expenditure of £20,783,704 with core income and reserve contributions expected of £20,784,067 resulting in a balanced budget. Currently there are forecasted pressures and savings which are resulting in an adverse variance to the approved budget.
- 3.3. The budget profile has been slightly updated due to virements of the vacancy saving (£500k) and the pay award (£627k) budgets across portfolios. Other Operating Costs/Income has reduced by £127k with Portfolio budgets increased by the same value.
- 3.4. A summary of the Council's budget and forecasted expenditure is contained in the following table with more detail included in Appendix 1.

	Forecast £	Approved Budget £	Variance £
Business & Regeneration	1,249,669	1,330,387	(80,718)
Resources and Customer Services	8,072,134	8,110,127	(37,992)
Leisure, Communities and Health	5,197,230	5,003,575	193,655
Environment and Public Services	7,306,763	7,024,975	281,788
Housing	31,258	74,587	(43,328)
Planning and Enforcement	1,714,240	1,609,903	104,337
Portfolio Total	23,571,295	23,153,553	417,742
Other Operating Costs/Income	(2,675,109)	(2,369,879)	(305,230)
Core Funding	(20,784,067)	(20,784,067)	0
Total Surplus / Deficit	112,119	(393)	112,512

- 3.5. The key variances are included below with commentary:

	£'000
Loss of Income Claim from Pingles Closure	196
Vehicle Hire - Refuse & Cleansing	130
Additional Revenue Contribution to Capital	120
Reduced Lease Income from Investment Property	105
Additional Bank and Credit Card Charges	60
Lower Disposal & Processing Costs for Trade Waste & Recycling	(35)
Creative Explorers Match Funding	(35)
Additional Lease Charge Income from NABCEL	(51)
Additional Fee Income	(52)
Salary Savings	(67)
New Burdens funding	(95)
Savings on NNDR Charges	(157)
Other Variances	(6)
	113

Spend Pressures

- 3.6. Due to a delay to works on site for remedying the steel columns at the Pingles Leisure Centre, there are loss of income claims for use of the swimming pool being received from the leisure centre operator.
- 3.7. There is a higher level of voids resulting in an anticipated reduction in income from investment properties. Work is ongoing to find occupiers to reduce the burden on the General Fund.
- 3.8. A review of bank and credit card charges will be undertaken for the 2026/27 budget setting due to increased charges in relation to transactions.
- 3.9. The requirement to fund Active Harmonic Filtration due to power fluctuations at the Pingles Leisure Centre requires a revenue contribution to capital of £120k. This has been approved by delegated officer decision and reported in detail in the Capital Outturn report for quarter 2.
- 3.10. Due to aging vehicles and the need for ongoing maintenance, increased costs of vehicle hire are being seen. As reported in the quarter 2 capital report, a procurement exercise is underway but there is a delay on delivery of new vehicles.

Savings

- 3.11. Vacancy savings in addition to the £500k budgeted are being seen. These are in a variety of areas. Vacancy savings are offsetting the cost of agency and are expected to be approximately £567k for the year.
- 3.12. New burdens funding for costs incurred in relation to Welfare Reform has been received and currently no costs are required to be offset against the funding.
- 3.13. Changes post budget setting for 2025/26 has anticipated an increase in lease charges to NABCEL by the Council resulting in more income from the arrangements.
- 3.14. Business rates charges to the Council are making savings overall but there are fluctuations across portfolios. Void properties are an unbudgeted cost but are offset by savings where the budget is greater than required. The main reason for the forecasted underspend is for Harefield Road car park which has had a large downward revaluation resulting in £166k credit in year.
- 3.15. The Creative Explorers project finished in 2024/25 therefore the match funding contribution will no longer be required.

3.16. Disposal costs for Trade Waste are no longer chargeable under the profit share agreement therefore a saving in year plus lower processing costs are being incurred in Recycling.

3.17. Increased fee income for hostels, street naming and numbering and housing enforcement are being seen.

4. Conclusion

4.1. Early pressures have been mitigated through vacancy savings and additional income but the unexpected major cost for capital is resulting in a potential large overspend in year. This can be covered by general reserve as a prudent approach has been taken to ensure risk reserves are in place, but reserves can only be utilised once.

4.2. Careful consideration of financial risks is key to remain financially sustainable, and a transformation strategy is in development to identify longer term savings.

5. Appendices

5.1. Appendix 1 – General Fund Forecast 2025/26

6. Background Papers

6.1. General Fund Revenue Budget 2025/26 reported February 2025

7. Report Writer Details:

Officer Job Title: Strategic Director – Corporate Resources

Officer Name: Vicki Summerfield

Officer Email Address: victoria.summerfield@nuneatonandbedworth.gov.uk

SUMMARY GENERAL FUND FORECAST OUTTURN

as at end of September 2025

	2025/26 Current Budget £	2025/26 Current Forecast £	2025/26 Forecast Variance £	Key Reason for Forecast Variance to Budget
Business & Regeneration	1,330,387	1,249,669	(80,718)	Additional lease charge income from NABCEL, net vacancy savings and NNDR saving for Harefield Rd are slightly offset by reduced lease income from investment properties.
Resources and Customer Services	8,110,127	8,072,134	(37,992)	Additional new burdens funding and net vacancy savings are offset by increased transaction charges
Leisure, Communities and Health	5,003,575	5,197,230	193,655	Overspend primarily due to loss of income claims from Pingles Leisure Centre operator and minor variances.
Environment and Public Services	7,024,975	7,306,763	281,788	Vehicle hire and increased agency costs offset partially by lower processing and disposal fees
Housing	74,587	31,258	(43,328)	Increased hostel income and net vacancy savings
Planning and Enforcement	1,609,903	1,714,240	104,337	Unbudgeted Health & Safety staff recruitment offset by net vacancy savings and street naming income
Portfolio Total	23,153,553	23,571,295	417,742	
Central Provisions	306,891	306,891	(0)	£127k budget transferred to Portfolios
Depreciation & Impairment	(3,096,530)	(3,096,530)	0	
Contributions To/From Reserves	(1,435,806)	(1,435,806)	0	

Financing of Capital Expenditure	1,125,000	1,245,000	120,000	Revenue contribution for Pingles AHF (see capital report)
PWLB Premiums	21,120	21,120	0	
Investment Income	(741,320)	(600,000)	141,320	Reduced cash due to funding capital
Minimum Revenue Provision	530,418	484,216	(46,202)	Lower internal borrowing than expected in 2024/25
External Interest	920,348	400,000	(520,348)	Lower borrowing due to utilising cash reserves
Total Council Net Expenditure	20,783,674	20,896,186	112,512	
Council Tax	(11,078,501)	(11,078,501)	0	
New Homes Bonus	(1,027,339)	(1,027,339)	0	
General Government Grants	(844,000)	(844,000)	0	
Business Rates Retention	(6,210,770)	(6,210,770)	0	
NDR Collection Fund (Surplus)/ Deficit	(1,506,079)	(1,506,079)	0	
Council Tax Collection Fund (Surplus)/ Deficit	(117,378)	(117,378)	0	
Total Funding	(20,784,067)	(20,784,067)	0	
(Surplus) / Deficit	(393)	112,119	112,512	

AGENDA ITEM NO. 11

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	3rd December 2025
Subject:	Housing Revenue Account Budget Monitoring Quarter 2 2025/26
Portfolio:	Housing and Resources & Central Services
Responsible Officer:	Assistant Director - Finance
Corporate Plan – Theme:	Housing, Health and Communities and Your Council
Corporate Plan – Aim:	Facilitate warm, safe, sustainable and affordable housing Deliver continued forward financial planning to safeguard the finances of the Council
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	Yes
Subject to Call-in:	Yes

1. Purpose of report

- 1.1. To present the forecast revenue outturn position for the Housing Revenue Account (HRA) as at 30th September 2025 unless otherwise stated in the report.

2. Recommendations

- 2.1. That the forecast outturn position for the HRA for 2025/26 be noted, with consideration given to key variances.

3. Body of report

- 3.1. The Council is required to account separately for income and expenditure in providing council housing.

- 3.2. The revenue budget for 2025/26 was set as a net expenditure of £0. The Council is currently predicting net deficit of £3,464 which is an underspend position.
- 3.3. A summary of the HRA's budget and forecasted expenditure is contained in the following table with more detail included in Appendix 1.

	Forecast £	Approved Budget £	Variance £
Income	(32,245,179)	(32,069,705)	(175,474)
Supervision & Management	11,935,162	12,093,303	(158,141)
Repairs & Maintenance	7,653,264	7,090,290	562,974
Capital Financing Costs	11,626,690	11,798,496	(171,806)
Appropriations	1,033,527	1,087,616	(54,089)
Other Operating Costs/Income	0	0	0
Total	3,464	(0)	3,464

- 3.4. The key variances are included below with commentary:

	£'000
Damp proofing increased works	215
Increase costs for general repairs due to volume	212
Increase in repairs for void properties	128
Additional costs for Scaffolding to carry out repairs	45
Additional revenue contribution to Capital	44
Pay award saving	(98)
Increased rental income	(144)
Vacancy savings (net of agency costs)	(196)
Lower borrowing costs and increased investment income	(203)
	3

Spend Pressures

- 3.5. The volume of general repairs, together with the analysis of expenditure to date, indicates that increased costs are anticipated during 2025/26. In addition, scaffolding costs have risen as a consequential effect of this heightened demand.
- 3.6. Due to the recent introduction of Awaab's Law, there has been a heightened demand for investigations into damp in properties. This is expected to be a continued pressure in year.
- 3.7. Repair costs for void properties are expected to exceed the budget, driven by the increased number of voids becoming available and the requirement to complete works prior to re-occupying.

- 3.8. A need to fund fire remedial works has required additional revenue contributions to capital to finance the expenditure.

Savings

- 3.9. Anticipated vacancy savings are more than offsetting costs of agency, In addition, a prudent budget for the pay award os supporting further savings.
- 3.10. Rental income is expected to be above budget due to varying reasons. Additional analysis is underway to be certain of the outturn plus provide assurance fir the 2026/27 budget.
- 3.11. There was a reduced need to borrow due to careful cash management in 2024/25 plus a prudent approach was taken for investment income, both of which are generating a saving.

4. Conclusion

- 4.1. Spend pressures arising from repair issues are impacting day-to-day operation of the HRA, as reliance on vacancy savings and treasury decisions to offset overspends is not sustainable long-term.
- 4.2. A review of the HRA Business Plan is due to begin which will lay out future plans for income generation and cost mitigation. Due to the pressure being faced during 2025/26, the profile of expenditure is likely to alter. When finalised, the Business Plan will be presented to Cabinet.

5. Appendices

- 5.1. Appendix 1 – HRA Forecast 2025/26

6. Background papers

- 6.1. Housing Revenue Account Budget 2025/26 - Cabinet February 2025

7. Report Writer Details:

Officer Job Title: Strategic Director – Corporate Resources

Officer Name: Vicki Summerfield

Officer Email Address: Victoria.summerfield@nuneatonandbedworth.gov.uk

HRA FORECAST OUTTURN
as at end of September 2025

Service	2025/26 Budget £	2025/26 Forecast £	2025/26 Variance £	Comments
HRA General Expenses	4,729,622	4,752,080	22,458	Net vacancy savings
HRA Repairs Management	2,187,196	2,005,249	(181,947)	Net vacancy savings
Resident Involvement	48,660	48,660	0	
Debt Management Costs	220,274	220,274	0	
Increase in bad debt provision	485,360	485,360	0	
Housing System	242,000	344,220	102,220	Salary overspend offset by vacancy savings
Development Strategy	223,198	220,990	(2,208)	Net vacancy savings
SUPERVISION & MANAGEMENT - GENERAL	8,136,311	8,076,833	(59,478)	
HRA Special Expenses	109,388	109,388	0	
Warden Assisted Schemes	2,588,706	2,507,448	(81,258)	Net vacancy savings
Homeless Hostels	64,698	64,698	0	
Spitalfields House - Bedworth	71,165	71,165	0	
ST Benedicts House	58,661	72,141	13,480	Backdated Council Tax charges from 2024/25
Other Housing Schemes	665,429	634,544	(30,885)	
Grounds Maintenance	398,945	398,945	0	
SUPERVISION & MANAGEMENT - SPECIAL	3,956,992	3,858,329	(98,663)	
Reactive Repairs	2,733,286	2,689,148	(44,138)	Net vacancy savings
Call Out	90,605	84,093	(6,512)	Net vacancy savings
R. + M. - Dwellings	344,000	603,000	259,000	Increased costs for scaffolding and damp proofing works
R. + M. - Estate Management	24,000	24,000	0	
Asbestos	275,000	305,000	30,000	Increased asbestos removal
R. + M. - Homeless Hostels	7,460	7,460	0	
R. + M. - Shops & Other Co.	30,000	30,000	0	
Planned Works - Outside Contractors	2,356,440	2,567,955	211,515	Additional expenditure expected for general repairs based on the current level of spend.

Water & Energy Service Outside Contracts	464,500	475,500	11,000	
R + M - Voids	765,000	867,108	102,108	Void clearance and repairs costs partially mitigated by vacancy savings
REPAIRS & MAINTENANCE	7,090,290	7,653,264	562,974	
Depreciation	9,836,379	9,836,379	0	
Interest Payable	1,962,117	1,790,311	(171,806)	Less borrowing required in 2024/25
CAPITAL FINANCING COSTS	11,798,496	11,626,690	(171,806)	
Dwelling Rents H.R.A	(29,146,000)	(28,816,000)	330,000	
Interest Receivable	(118,680)	(150,000)	(31,320)	
Non-Dwelling Rents	(590,038)	(721,188)	(131,150)	
Other Income - Independent Living Schemes	(1,502,973)	(1,819,680)	(316,707)	
Other Income - General Purpose Schemes	(690,014)	(716,311)	(26,297)	
Other Income - Rechargeable Repairs	(22,000)	(22,000)	0	
INCOME	(32,069,705)	(32,245,179)	(175,474)	
Appropriations to / (from) MRR	368,870	368,870	0	
Employee Benefits	97,665	0	(97,665)	Pay award provision saving
Capital Expenditure funded by HRA (CERA)	821,081	864,657	43,576	Additional contribution to capital from revenue for fire remedial works
Appropriations to/ (from) Revenue Reserves	(200,000)	(200,000)	0	
APPROPRIATIONS	1,087,616	1,033,527	(54,089)	
Total HRA (Surplus) / Deficit	(0)	3,464	3,464	

AGENDA ITEM NO. 12

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 3rd December 2025

Subject: Capital Monitoring Quarter 2

Portfolio: Resources & Central Services

Responsible Officer: Assistant Director - Finance

Corporate Plan – Theme: Your Council

Corporate Plan – Aim: Deliver continued forward financial planning to safeguard the finances of the Council

Ward Relevance: All

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of report

- 1.1. To update on the Council's Q2 forecasted outturn position on capital expenditure for both the General Fund and Housing Revenue Account (HRA).

2. Recommendations

- 2.1. To consider the Q2 forecasted capital outturn position for 2025/26 for the General Fund and HRA.
- 2.2. To note updates to the budget approved by Cabinet in June 2025 and detailed in section 5.
- 2.3. To note updates to the budget after Delegated Officer and Cabinet Member Decisions in May and October 2025 as detailed in section 5 of the report.
- 2.4. To recommend to Council an update to the budget for UKSPF projects as detailed in section 5.

- 2.5. To recommend to Council two new S106 funded projects, detailed in section 5.

3. Background

- 3.1. Nuneaton and Bedworth Borough Council has a large capital programme to provide community value and improve facilities. The Q2 outturn position for 2025/26 updates on how the programme is progressing.

4. Body of report

- 4.1. The Council's capital programme covers many projects for both the General Fund and Housing Revenue Account.
- 4.2. General Fund projects are developed in line with strategies reported to Cabinet/Council and are funded through Section 106 developer contributions, grant funding (from the Government and other external providers), internal and external borrowing plus capital receipts generated through asset sales.
- 4.3. HRA projects are mainly for refurbishment of council houses, disabled adaptations to council housing plus new build. They are funded from HRA reserves, capital receipts from Right to Buy plus grant income.
- 4.4. The capital budget for 2025/26 of £56,918,282 was approved in February 2025 with further updates being approved July 2025 and October 2025 resulting in the current budget £71,055,938.
- 4.5. A summary of the General Fund and HRA forecasted expenditure versus budget is below alongside financing of the programme with further detail included in Appendix 1.

	Approved Budget £	Forecast Actual £	Variance £
Business and Regeneration	19,195,173	17,889,866	(1,305,307)
Resources and Central Services	358,245	358,245	0
Leisure, Communities and Health	25,262,974	23,319,351	(1,943,623)
Environment and Public Services	0	0	0
Housing	8,999,027	7,149,027	(1,850,000)
Planning and Enforcement	0	0	0
Capital General	50,000	50,000	0
General Fund	53,865,419	48,766,489	(5,098,930)
HRA	18,070,519	18,114,095	43,576
Total	71,935,938	66,880,584	(5,055,354)

General Fund

- 4.6. The Parks Revival project will slip into 2026/27 as a further tender exercise is required. Some costs have been incurred and a small spend has been forecast for the year.
- 4.7. Vehicle Replacements and Food Waste materials are the main variations on Leisure, Communities and Health. These costs will still be incurred but are more likely to be in 2026/27 due to timeframes to order.
- 4.8. In addition, on Leisure, Communities and Health, £323k for footpaths, cycleways and community parks will be starting in the spring and therefore will be carried forward into 2026/27.
- 4.9. The underspend on Housing is due to an estimated budget of £2.3m included in 2025/26 for Warm Homes Grants. The allocation has been phased over three years at a total of £3.2m with £0.45m due to the Council in 2025/26.

HRA

- 4.10. The capital budget for the HRA was approved as £15,869,662 in February 2025 with further updates being approved in July 2025. There has been another minor update of £30,000 to add a UKSPF project in for CCTV which results in the current budget £18,070,519.
- 4.11. Management of the HRA capital programme is based on scheduled works and progression of new build and acquisition targets. The budget as a whole is utilised by need of the customer and the most efficient use of resources to ensure value for money and will therefore fluctuate against the initial forecasted expenditure by line in any one year.
- 4.12. The variance against the budget is in relation to fire remedial works needing to be completed due to 2 fire instances. This variance is financed by a contribution from revenue.

Capital Reserves

- 4.13. Reserves are held by the Council for capital purposes either generated through sales of assets, setting aside sums from underspends or receipts of grants for capital purposes.
- 4.14. The Council's capital reserve position at the end of March 2025 is as follows.

	2024/25 £
Capital Receipts	622,011

Capital Grants	15,112,116
Earmarked Reserves	3,338,937
GF Total	19,073,064
Capital Receipts	1,532,667
1-4-1 Receipts	3,670,289
Earmarked Capital	3,773,387
Major Repairs Reserve	1,830,421
HRA Total	10,806,764
Total Capital Resources	29,879,828

4.15. Capital reserves are allocated against specific projects with no residual unallocated amount available. This poses risks to any movement in the projected capital expenditure as there is nothing available to cover any fluctuations in expenditure.

5. Budget Updates

- 5.1. It was approved in June 2025 to offer a maximum of £1.5m to the leisure contractor as part of the tender exercise to enable them to spend on the facilities plus refurbish Pingles Leisure Centre changing rooms. This is to be funded by internal borrowing and the MRP cost will be covered by the contractor payment over the life of the contract.
- 5.2. A report to fund £150k for a new substation at the Pingles Leisure Centre was also approved in June 2025 and is funded by earmarked reserves.
- 5.3. A business case for £10k for digitisation of cemeteries records was approved at Corporate Programme Review Board, funded by the Transformation Reserve. The budget has been updated to include this.
- 5.4. The Chief Executive approved by delegated decision to install active harmonic filtration due to power fluctuations at the Pingles Leisure Centre of £120k. An emergency decision was required as without the works commencing, the decarbonisation project was at risk. The work is funded by General Fund general reserve balance which is currently sat at £2.3m and is well within prudent levels.
- 5.5. A delegated decision to approve a Memorandum of Understanding with MHCLG for £1.5m was made by Strategic Director – Corporate Resources. This funding has been offered under the title of Pride in Place Impact Fund and is to support regeneration of the Town Centres. £750k will be received in year.
- 5.6. A Delegated Cabinet Member decision was approved by the portfolio holder for Resources and Central Services in May 2025

for an increase to the Boundary Paddocks budget of £100k. This is funded by capital reserves

UKSPF

5.7. Funding for specific projects has been allocated as follows:

- £64k Grayson Place public realm works
- £183k Queens Road Educational Facility roof repairs
- £15k Town Hall public realm works
- £10k Improve Allotment provision
- £15k Improvements to Pauls Land sports field
- £30k for CCTV in priority areas (HRA project)

5.8. The above are recommended to be included in the budget for 2025/26 and are fully funded from UKSPF.

5.9. A review of S106 funding has been undertaken and two projects have been identified that will need completing by March 2026. The following projects are for meadow creation at Freesland/Poplar Tree Farm (Whittleford) of £21,219.47 and Tiverton Drive Park area of £25,779.37. If approved by Council, these will have tenders out before Christmas.

6. Conclusion

6.1. The capital programme is fully funded in its present form. The biggest risks to the Council are inflation, price increases for building supplies plus any delays which could occur result in funding being withdrawn.

6.2. Adjustments to the programme in light of the difficulties around cost and delivery will be reported to Cabinet but projects are continually under review for viability. Interest rates on projects where prudential borrowing is required will be carefully assessed for affordability prior to progressing.

7. Appendices

7.1. Appendix 1 – Quarter 2 Forecast General Fund Capital Outturn 2025/26

7.2. Appendix 2 – Quarter 2 Forecast Housing Revenue Account Capital Outturn 2025/26

8. Background papers

8.1. Capital Budget 2025/26 reported February 2025

8.2. Leisure Operator Procurement Award Reported June 2025

8.3. Pingles Carbonisation Update reported June 2025

8.4. Capital Outturn 2024/25 reported July 2025

9. Report Writer Details:

Officer Job Title: Strategic Director – Corporate Resources

Officer Name: Vicki Summerfield

Officer Email Address: Victoria.summerfield@nuneatonandbedworth.gov.uk

APPENDIX 1

GENERAL FUND CAPITAL MONITORING
AS AT SEPTEMBER 2025

Project	Approved Budget	Current Forecast	Forecast Variance	Comments
Grayson Place	13,846,205	13,846,205	0	
Bridge to Living	1,159,602	1,159,602	0	
Wheat Street Junction	140,000	140,000	0	£250k budget moved to Bridge to Living
Emobility Hub	250,000	250,000	0	
Corporation Street	140,000	140,000	0	£250k budget moved to Bridge to Living
George Eliot Visitor Centre	222,500	222,500	0	
Parks Revival	1,605,307	300,000	(1,305,307)	Carry forward to 2026/27
The Saints	12,812	12,812	0	
Bedworth Market	669,664	669,664	0	
Town Hall - Office Reconfiguration	60,450	60,450	0	
Pride in Place Impact Fund	750,000	750,000	0	
Car Park Ticket Machines	155,706	155,706	0	
22 Queens Road - Educational Facility	182,927	182,927	0	UKSPF
Business and Regeneration	19,195,173	17,889,866	(1,305,307)	
ICT Strategy Programme	100,000	100,000	0	
Camp Hill	200,000	200,000	0	
Planning & Land Charges Software (IDOX)	47,826	47,826	0	
Digitalisation of Cemetery Records	10,419	10,419	0	
Resources and Central Services	358,245	358,245	0	
Bedworth Physical Activity Hub (BPAH)	17,380,376	17,380,376	0	
Pingles LC Decarbonisation	2,180,791	2,180,791	0	
Pingles External Steel Columns	276,756	276,756	0	
Pingles Substation and AHF	270,000	270,000	0	
Sandon/Weddington Cycleway	238,494	100,000	(138,494)	Carry forward to 2026/27
Coronation Walk Footpath/Cycleway	242,413	100,000	(142,413)	Carry forward to 2026/27
Clovelly Way Footpath	31,675	0	(31,675)	Carry forward to 2026/27
Lilleburne Play Area	26,448	26,448	0	

Bermuda Balancing Lake	19,835	19,835	0	
Leisure Strategy	106,008	106,008	0	
Marleborough Road Community Park	23,460	23,460	0	
Sorrell Road Community Park	63,630	63,630	0	
Pauls Land Pavillion	10,500	0	(10,500)	Carry forward to 2026/27
Pingles & Jubilee Investment Programme	1,500,000	1,500,000	0	
Town Hall - Public Realm Improvements	15,000	15,000	0	
Grants - Allotment Provision	10,000	10,000	0	
Improvements to Paul's Land sports fields	15,000	15,000	0	
Sandon Park/Jack Whetstone Pavillion	26,859	26,859	0	
Cemetery Works	24,611	24,611	0	
Community Centre Grants	73,017	73,017	0	
Buttermere Recreation Ground Redevelopment	22,100	22,100	0	
Environment Bill Food Waste Grant	981,000	0	(981,000)	Carry forward to 2026/27
Major Repairs	411,460	411,460	0	
Vehicle & Plant Replacement	1,313,541	674,000	(639,541)	Carry forward to 2026/27
Leisure, Communities and Health	25,262,974	23,319,351	(1,943,623)	
Empty Homes Works in Default	40,000	40,000	0	
Disabled Facilities Grants - HEART	6,359,027	6,359,027	0	
Empty Property Loans	100,000	100,000	0	
Boundary Paddock - Utility Block	200,000	200,000	0	
Warm Homes Local Grant	2,300,000	450,000	(1,850,000)	Adj to budget - only £450k for 2025/26
Housing	8,999,027	7,149,027	(1,850,000)	
Capital: General	50,000	50,000	0	
TOTAL GENERAL FUND	53,865,419	48,766,489	(5,098,930)	

HOUSING REVENUE ACCOUNT CAPITAL MONITORING
AS AT SEPTEMBER 2025

Project	Approved Budget	Current Forecast	Forecast Variance	Comments
Decent Homes	1,199,000	1,199,000	0	
Roof Coverings/Modifications	1,500,000	1,500,000	0	
Windows & Doors	764,451	764,451	0	
Door Entry Scheme	12,375	12,375	0	
Shops Improvements	50,000	50,000	0	
New Properties (Construction)	5,562,347	5,562,347	0	
Byford Court - Rebuild	44,803	44,803	0	
Fire Safety Works	2,288,833	2,288,833	0	
Cleaver Gardens	120,000	120,000	0	
Electric Storage Heating	80,000	80,000	0	
External Areas for Improvements	130,093	0	(130,093)	
Road Surfacing	25,000	0	(25,000)	
Drainage Renewals	12,940	0	(12,940)	
Balconies and Balustradies	18,352	0	(18,352)	
External Fabric	304,843	204,843	(100,000)	
EPC Programme	70,000	70,000	0	
Concrete/Structural Repairs	402,188	302,188	(100,000)	
Level Access Showers	530,888	530,888	0	
Aids & Adaptations	950,000	950,000	0	
Central Heating	950,000	900,000	(50,000)	
Garages	25,000	25,000	0	
Slabs to Tarmac	130,356	130,356	0	
Lift Renewal Works	100,000	0	(100,000)	
District Heating Upgrade Works	50,000	50,000	0	
PIR Electrical Works (Sheltered Housing & Communal)	450,000	400,000	(50,000)	
Voids	1,113,750	1,600,095	486,345	

EWI	755,300	755,300	0	
Housing Management System	200,000	200,000	0	
Contingency	200,000	300,000	100,000	
Fire Damage Properties	0	43,616	43,616	
CCTV in Priority Locations	30,000	30,000	0	UKSPF
Total HRA	18,070,519	18,114,095	43,576	

AGENDA ITEM NO. 13

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 3rd December 2025

Subject: Pride in Place Impact Fund

Portfolio: Business and Regeneration

Responsible Officer: AD – Economy & Regeneration

Corporate Plan – Theme: Theme 1 - Place and Prosperity

Corporate Plan – Aim: Aim 3: Regeneration of our Town Centres

Ward Relevance: Abbey & Bede

Public or Private: Public

Forward Plan: No - followed General Exception procedure as per 4B.15 of the Constitution. Chair of Business, Regeneration and Planning has been notified.'

Subject to Call-in: Yes

1. Purpose of report

- 1.1. To inform Cabinet of the details of the Pride in Place Impact Fund secured by Nuneaton and Bedworth Borough Council and seek approval for the proposed allocation of funding.

2. Recommendations

- 2.1. Note the requirements and objectives of the Pride in Place Impact Fund.
- 2.2. Approve the allocation of funding between Nuneaton and Bedworth town centres on a population basis:

- 60% for Nuneaton
- 40% for Bedworth

2.3 Delegated authority be given to the Strategic Director - Housing and Community Safety to approve projects and funding allocation.

3. Background

- 3.1 As part of the 2025 Spending Review, the Government announced funding for up to 350 places to strengthen communities. This includes 95 places selected for the Pride in Place Impact Fund, which aims to build strong, resilient, prosperous, and inclusive communities.
- 3.2 The funding will be delivered by local authorities across England, Scotland, and Wales, with corresponding arrangements for Northern Ireland. Local authorities will work with MPs and stakeholders to identify interventions that increase pride in local neighbourhoods, attract private investment, and create economic growth.
- 3.3 Examples of eligible projects include upgrades to community facilities, improvements to public spaces, and revitalisation of high streets and town centres.

4. Body of report and reason for recommendations

4.1 Objectives of the Fund

- 4.1.1 Community Spaces – Create, extend, or refurbish facilities and enable community organisations to take ownership of valued local assets.
- 4.1.2 Public Spaces – Enhance physical environments such as parks, squares, and leisure spaces, including street furniture, public art, and wayfinding.
- 4.1.3 High Street and Town Centre Revitalisation – Improve attractiveness and economic activity through shop frontage improvements, streetscape enhancements, public art, and infrastructure for markets.

4.2 Funding Allocation

- 4.2.1 Nuneaton and Bedworth Borough Council will receive £1.5 million in capital funding, split equally across two financial years:

- 2025–26: £750,000
- 2026–27: £750,000

It is proposed that the allocation be divided based on population:

- Nuneaton: 60% (£900,000)
- Bedworth: 40% (£600,000)

4.3 Role of Local Authorities

4.3.1 Local authorities will act as the accountable body, managing the allocation, approving onward grants, processing payments, and monitoring delivery. Governance will follow existing financial frameworks under the oversight of the Section 151/Section 95 Officer.

4.4 Reporting and Monitoring

4.4.1 No formal plan is required for MHCLG approval. However, by February 2026, authorities must submit:

- Initial spend forecasts for Sept 2025 – Mar 2026 and Sept

2025 – Mar 2027 across the three objectives:

- Community Spaces
- Public Spaces
- High Street/Town Centre Revitalisation

4.5 Eligible and Ineligible Costs

4.5.1 Eligible: All necessary capital costs aligned with objectives.

4.5.2 Ineligible:

- Revenue costs
- Pre-September 2025 activity
- Lobbying
- Political/religious activities
- Gifts
- Fines
- Statutory duties
- Contingencies

- Dividends
- Bad debts
- Litigation costs
- Private pension contributions

4.5.3. With the exception of the costs listed in above all other capital costs are eligible for Pride in Place Impact Fund support, providing they are necessary to deliver activity that is within the scope of objectives. Determination of what is an eligible cost should be decided by the Section 151/Section 95 Officer.

5. Consultation with the public, members, officers and associated stakeholders

- 5.1. Local MPs – to ensure alignment with constituency priorities.
- 5.2. Community and Business Stakeholders – to identify interventions that deliver maximum benefit and complement other local initiatives.

6. Financial Implications

- 6.1. The Pride in Place Impact Fund allocation is 100% capital funding
- 6.2. Match funding is encouraged but not statutory
- 6.3. As the funding is Capital funding all projects, it is recommended that when considering a project consideration should be given to any potential on going revenue implications.

7. Legal Implications

- 7.1. The Council, as the accountable body for the Pride in Place Impact Fund, must ensure compliance with all relevant statutory and regulatory requirements when administering the funding. Key legal considerations include:

7.2.1. Statutory Compliance

Adherence to the Local Government Act 2003 and associated Capital Finance Regulations, ensuring that

all expenditure is classified as capital and managed within the Prudential Code framework.

Compliance with the Accounts and Audit Regulations 2015, maintaining accurate financial records and audit trails.

7.2.2. Grant Administration Standards

Application of the Government Grants Functional Standard (GovS 015) and Managing Public Money principles, ensuring transparency, propriety, and regularity in all transactions. Observance of subsidy control rules (formerly State Aid) when allocating funds to third parties.

7.4. Procurement and Contractual Obligations

All procurement activity must comply with the Public Contracts Regulations 2015 (where relevant), Procurement Act 2023 (where relevant) and the Council's Contract Procedure Rules to ensure fairness, value for money, and legal compliance.

7.5. Equality and Human Rights

The Council must meet its obligations under the Equality Act 2010, including the Public Sector Equality Duty, by assessing the impact of funded projects on protected groups and implementing mitigations where necessary.

7.6. Risk and Fraud Prevention

Robust governance arrangements, including segregation of duties, due diligence checks, and anti-fraud measures, must be implemented to safeguard public funds.

7.7. Failure to comply with these requirements could result in financial penalties, reputational damage, or clawback of funds by the Government.

8. Equalities implications

8.1. It is proposed to mitigate the above by implementing individual assessment of the implications of each project on its own merit

9. Health implications

- 9.1. It is proposed to mitigate the above by implementing individual assessment of the implications of each project on its own merit

10. Climate and environmental implications

- 10.1. No direct climate and/or environmental implications have been identified. An assessment of the implications of each project will be reviewed as part of the process.

11. Section 17 Crime and Disorder Implications

- 11.1. No direct Section 17 crime and disorder implications have been identified. An assessment of the implications of each project will be reviewed as part of the process.

12. Risk management implications

- 12.1. The administration of the Pride in Place Impact Fund carries several potential risks:

- Financial Risk – Misallocation or overspend could lead to clawback of funds or breach of statutory financial duties.
- Compliance Risk – Failure to adhere to grant conditions, procurement law, or subsidy control rules may result in legal challenge or reputational damage.
- Delivery Risk – Delays in project implementation could impact spend profiles and achievement of objectives.
- Fraud and Governance Risk – Inadequate controls may expose the Council to fraud or misuse of funds.

12.2. Mitigation Measures

- Implement strong financial governance and monitoring arrangements under Section 151 Officer oversight.
- Ensure all procurement follows Public Contracts Regulations and internal Contract Procedure Rules.
- Maintain clear audit trails and reporting to MHCLG as required.
- Apply due diligence checks on all grant recipients and contractors, supported by anti-fraud measures.

13. Human resources implications

- 13.1. No direct human resource implications have been identified.

14. Options considered and reason for their rejection

- 14.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
A	Allocate funding 50/50 or to one town centre	As with all town centres across the UK both Nuneaton and Bedworth face challenges in repurposing them selves in the face the structural changes undergoing UK high Streets. Bed worth has recent been awarded 20m over 10 years and is in the process of developing its Pride in Bedworth project. And Nuneaton is now reaching the final stage of the development at Grayson Place. Each provide the first steps in the regeneration of the town centres. Nuneaton as the largest town centre not only in the Borough but in the County, faces significant challenges and requires on going invest, whilst Bedworth will face similar challenges these will require less invest purely related to size, as such the fairest options is Option A to base the allocation on population size.

15. Conclusion

- 15.1 The Pride in Place Impact Fund provides a opportunity to enhance community spaces, improve public environments, and revitalise town centres across Nuneaton and Bedworth. The proposed allocation of funding based on population ensures fairness and maximises local impact. By approving

the recommendations, Cabinet will enable the Council to deliver projects that strengthen community pride, attract investment, and support long-term economic growth, while maintaining compliance with statutory, governance, and risk management requirements.

16. Appendices

16.1. Please note there are no appendices attached:

Full details of the Pride in Place Impact Fund can be found at:
<https://www.gov.uk/government/publications/pride-in-place-impact-fund>

17. Background papers

17.1 Please note there are no background papers attached

18. Report Writer Details:

Officer Job Title: Assistant Director – Economy & Regeneration

Officer Name: Jonathan White

Officer Email: Jonathan.white@nuneatonandbedworth.gov.uk

AGENDA ITEM NO. 14

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 3rd December 2025

Subject: Empty Properties Probate Support Contract

Portfolio: Business and Regeneration

Responsible Officer: Empty Property Officer

Corporate Plan – Theme: Housing, Health and Communities

Corporate Plan – Aim: Review empty homes within the borough and lobby government for changes to legislation.

Ward Relevance: All Wards

Public or Private: Public

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of report

- 1.1. The purpose of the report is to seek approval to procure and enter a concession services contract, to procure a probate specialist company to assist with probate cases that account for roughly 450 of empty properties in the borough.

2. Recommendations

- 2.1 That Cabinet approve the support of a probate specialist organisation to support the three goals set out at section 3.7 of the report.
- 2.2 That delegated authority be given to the Strategic Director for Housing and Community Safety to procure and appoint a supplier under a concession based services contract, to assist and support probate cases in the borough for a term of no more than 4 years.
3. Background and Reason for Report
 - 3.1. In Nuneaton and Bedworth Borough there are around 1600 empty properties (defined as 6 months or longer). The Empty Property Officer started in June 2025 to begin to tackle this issue in the borough by identifying trends within the borough and looking for solutions.
 - 3.2. Probate cases make up the largest number of empty properties, by category, with around 450 going through probate or classed as 'F Exempt'.
 - 3.3. These are often the most complex properties to deal with due to the nature of the reason for them being empty. This can often be because of complicated family ownership or the owner not having the correct advice or knowledge around complicated processes amongst other reasons.
 - 3.4. The case load for the empty property team is extremely high so using external specialist help is required to tackle the issue faced in the borough.
 - 3.5. There are probate specialist and genealogy companies who offer this service free of charge for the council, using the information on empty properties to contact owners of empty properties and offer legal advice
 - 3.6. Services provided by the appointed company will provide the following benefits.
 - Supporting the empty property officer freeing up time to work on other goals.
 - Expert advice and experience in dealing with probate cases.
 - Bringing properties back onto the market or back into use through support for owners.

- Tracking of next of kin to make contact regarding empty properties (for all empty properties, not just probate).
- Long Term Empties with significant detriment on local areas could be brought back into use, reducing risks on neighbourhoods.

3.7. Outline of goals

- Assessment of F Class Exemptions:
Review and verify whether properties listed as F Class exempt meet the legal criteria for continued exemption from Council Tax.
- Engagement with Property Owners / Executors:
Use Council Tax records to identify and contact property owners, executors, or representatives to offer support and guidance on probate processes.
- Tracking Next of Kin:
Where ownership is unclear or no executor is listed, conduct research to identify and contact next of kin or legal representatives.

4. Financial Implications

- 4.1. Under a concession contract, the supplier receives at least part of their remuneration from users of the works or services they are providing. As such, suppliers are exposed to a potential loss on their investment due to demand fluctuations. The Council therefore do not envisage any financial implications as it is proposed to procure via a concession contract. This will mean no cost to the Council as the successful supplier will re-coup its cost via the opportunity presented by the contract and the Council doesn't envisage any management fee. This means their costs would be covered by the freehold owner and associated persons.

5. Legal Implications

- 5.1. There will be the requirement for the Council to procure the services in accordance with the Contract Procedure Rules found at part 4G of the Constitution. There may also be requirements to comply with the Procurement Act 2023 and Procurement Regulations 2024 where required and applicable. It is noted the estimated lifetime contract value falls below the threshold (£5,372,609). The calculation used to determine it is below threshold included the total number of empty properties, an average housing price, a

typical fee/percentage the supplier would take and an estimate of 10%-20% of the list of properties having a success rate.

- 5.2. Whilst not legislative, the council has a duty to ensure the appointed contractor acts ethically, which will be captured as part of the tender and procurement process.
- 5.3. The council will need to review its privacy notice from a General Data Protection Regulation (GDPR) standpoint as the scope of the contract includes GDPR implications which need to be sufficiently captured in the contract but also on the Council's website and privacy notice. Failure to do so is likely to result in non-compliance with personal data legislation and requirements.

6. Equalities implications

- 6.1. No specific equality implications have been identified following the completion of an equality impact assessment.

7. Health implications

- 7.1. No specific health implications have been identified following the completion of an impact assessment.

8. Climate and environmental implications

- 8.1. No direct climate and/or environmental implications have been identified.

9. Section 17 Crime and Disorder Implications

- 9.1. No direct Section 17 crime and disorder implications have been identified.

10. Risk management implications

- 10.1. No direct risk management implications have been identified.

11. Human resources implications

- 11.1. No direct human resource implications have been identified.

12. Options considered and reason for their rejection

12.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
A	Do nothing/not approve	Loss of council tax and the volume of empty properties does not decrease
B	Undertaking this in-house	There is not sufficient capacity for this to be undertaken in-house and there are strict ethical standards to be adhered to, which require specialist expertise and knowledge in this area. Given the opportunity to let this as a concession contract in anticipation of it being at no cost to the Council, it seems viable to outsource via a contract as this is a new concept for the Council.

13. Conclusion

13.1. The Council notes it has a list of empty properties and as per the Corporate Plan, has a goal to reduce the number of empty properties. The initiative proposed to procure a concession services contract provides a value for money option for Cabinet to consider to help achieve the benefits outlined in section 3.7. of the report.

13.2. If successful, not only will empty properties be back in use but it'll also likely bring financial benefits such as council tax revenue.

14. Appendices

14.1. Please note there are no appendices attached to this report.

15. Background papers

15.1. Please note there are no appendices attached to this report.

16. Report Writer Details:

Officer Job Title: Empty Property Officer

Officer Name: Zak Burton

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