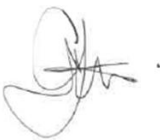


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<p><u>SUBJECT OF DECISION</u></p> <p>Transfer of Land owned by Nuneaton and Bedworth Borough Council to Warwickshire County Council to support the delivery of the Vicarage Street development and Highway Improvements as part of the Transforming Nuneaton Project.</p>	
<p><u>DECISION REFERENCE</u></p> <p>DO/76/2025 (JW)</p>	<p><u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc.</p> <p>Constitution 3E.4 Assistant Director – Economy & Regeneration</p> <p>n) Authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.</p> <p>For reference:</p> <ul style="list-style-type: none"> • Wednesday, 8th November 2023 – Cabinet – Agenda item 15 REGENERATION PROJECTS UPDATE – LAND AT VICARAGE STREET - CB70 Regeneration Projects Update – Land at Vicarage Street • DO/14/2025 (JW) • DO/82/2025 (JW)
<p><u>DATE OF DECISION</u></p> <p>18th December 2025</p>	<p><u>DECISION MAKER (Name and Job Title)</u></p> <p>Jonathan White – Assistant Director – Economy and Regeneration</p> 

a) The issue

The development scheme at Vicarage Street is part of the Transforming Nuneaton programme, consisting of:

Phase 2: Demolition of the existing library and construction of the Residential units requires an element of Highways work to provide access to the site.



It was agreed by both parties that the delivery of the Vicarage Street scheme would be enhanced by all land being in one ownership (planning, funding applications, permissions, contracts and works) and that WCC would purchase the land and lead on the delivery of the scheme with an agreement to profit share (once all costs of delivery had been accounted for) once completed.

Completion of land acquisition by 31st January 2026 to enable WCC to use the site for:

1. Compound for Wheat Street highway scheme (detail below)
2. Compound for LaBC and enabling works
3. Delivery of residential units as per the outline planning application

The car park will be kept open until the end of January and joint comms will be issued on its closure.

b) The Decision

Jonathan White - Assistant Director Economy & Regeneration to hereby exercise his authority to provided delegate authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.

Provide approval for:

- A right of way over the land shaded blue on the attached land dedication plan.
- Agreement for transfer of WK426642 and WK414328

REASON FOR THE DECISION

To support the development programme as part of the Transforming Nuneaton Project these plots of land are being transferred as a priority to enable the programme delivery to remain on-schedule.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

Refuse the transfer of the land - potential to delay the delivery of the wider scheme which form an important part of the Transforming Nuneaton project by delivering divert into the town centre and creating residential living space .

The proposal will result in the loss of 117 car parking spaces at Justice Walk surface car park, but agreement has been reached with WCC the use of this land for the development will be suspended to coincide with the opening of 160 new car parking spaces as part of the Grayson Place development in January 2026.

WARD RELEVANCE

Abbey

FINANCIAL AND BUDGET IMPLICATIONS

Agreed purchase price for land transfer from WCC to NBBC Fifty Six Thousand Nine Hundred Pounds 00 pence

<p><u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u></p> <p>Senior Legal Officer Strategic Director for Place and Economy CEO Cabinet Member and Portfolio Holder WCC Lead Officer</p>
<p><u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u></p> <p>N/A</p>
<p><u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).</p> <p>N/A</p>
<p><u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u></p> <p>N/A</p>
<p><u>HUMAN RESOURCES IMPLICATIONS</u></p> <p>N/A</p>
<p><u>FINANCIAL IMPLICATIONS</u></p> <p>Agreed purchase price for land transfer from WCC to NBBC Fifty Six Thousand Nine Hundred Pounds 00 pence</p> <p>Loss of revenue to NBBC from car parking charges relating to Justice Walk car park, balanced out by suspending occupation of Justice walk until end of January 2026 to allow for the opening of additional car parking provision at Grayson Place</p>
<p><u>HEALTH EQUALITIES IMPLICATIONS</u></p> <p>N/A</p>
<p><u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u></p> <p>N/A</p>
<p><u>RISK MANAGEMENT IMPLICATIONS</u></p> <p>Delivery Risk</p> <p>Risk: Delay in land transfer could postpone the Transforming Nuneaton Project phases, impacting library, business centre, and residential development timelines.</p> <p>Mitigation Strategies:</p>

- Set clear milestones and monitor progress weekly.
- Escalate any legal or administrative delays promptly to senior leadership.
- Include contingency time in the project schedule for unforeseen issues.

Operational Risk

Risk: Loss of 117 car parking spaces at Justice Walk could cause public dissatisfaction and affect local businesses.

Mitigation Strategies:

- Coordinate with WCC to ensure Grayson Place's 160 new spaces are operational before Justice Walk closure.
- Issue joint communications early to inform the public and businesses.
- Provide temporary signage and wayfinding for alternative parking.

Legal and Compliance Risk

Risk: Failure to complete land registry and legal documentation could lead to disputes or planning complications.

Mitigation Strategies:

- Engage legal teams early and set deadlines for documentation completion.
- Use a checklist for all statutory and contractual requirements.
- Schedule regular compliance reviews with the Monitoring Officer.

Reputational Risk

Risk: Delays or mismanagement could damage council credibility with stakeholders and residents.

Mitigation Strategies:

- Maintain transparent communication with stakeholders.
- Publish progress updates on council channels.
- Ensure all decisions and actions are documented for audit purposes.

Dependency Risk

Risk: Phase 2 residential development depends on timely completion of Phase 1 and highway works.

Mitigation Strategies:

- Align project dependencies in a master schedule.
- Hold monthly coordination meetings with all delivery partners.
- Identify critical path activities and monitor them closely.

SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS

Business Growth Opportunities

The new library and business centre could attract SMEs and start-ups, creating a hub for innovation and local enterprise.

Job Creation

Construction phases and subsequent operation of the business centre and residential units will generate employment opportunities for local contractors, suppliers, and service providers.

Town Centre Regeneration

Improved infrastructure and residential development will increase footfall in the town centre, benefiting retail and hospitality sectors.

Property Market Impact

The addition of up to 65 residential units may stimulate the local housing market and increase demand for associated services.

Indirect Economic Benefits

Enhanced connectivity and modern facilities could attract inward investment, supporting long-term economic growth.

ENVIRONMENTAL IMPLICATIONS

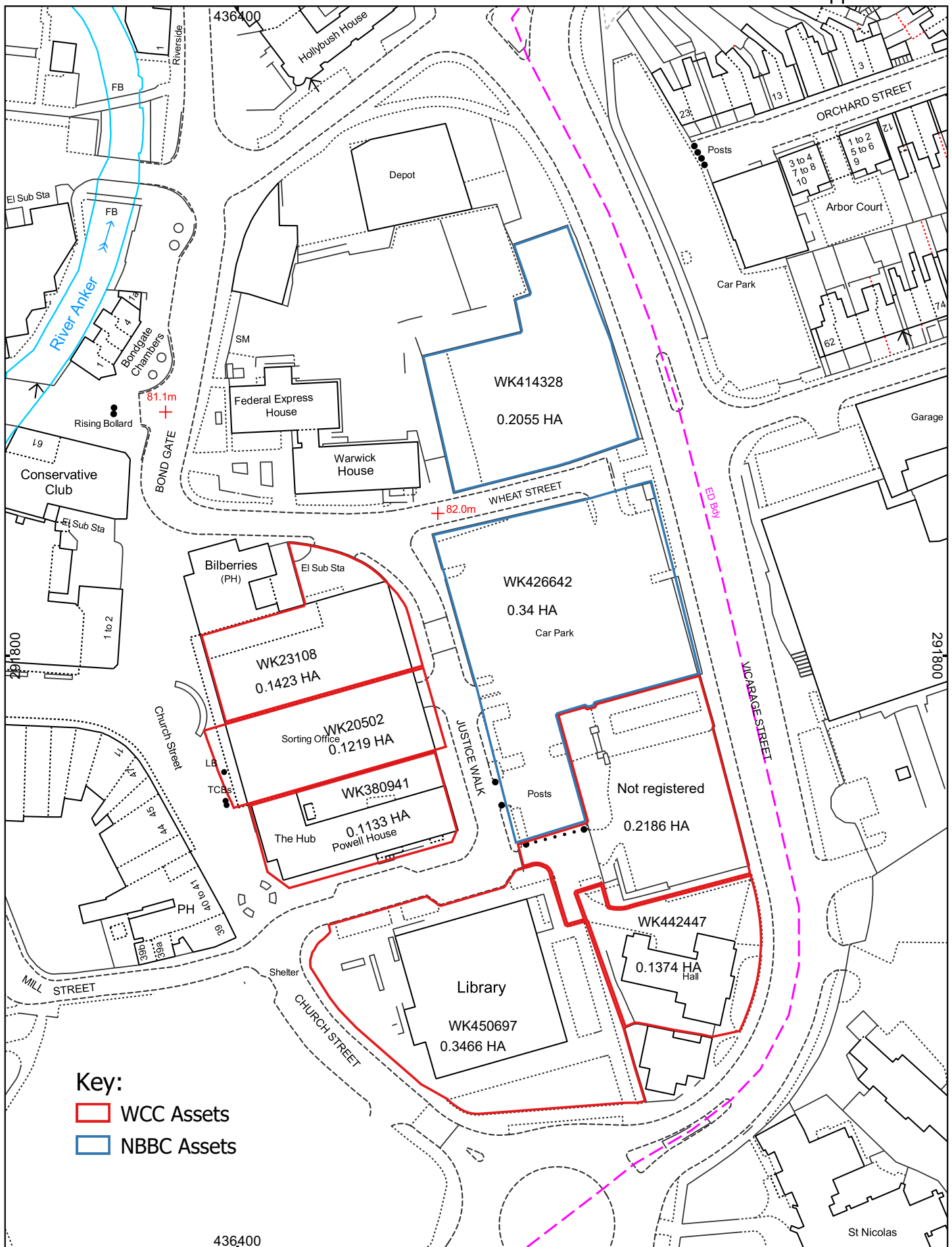
N/A.

LEGAL IMPLICATIONS

Legal documentation to be completed outlining terms of the transfer including all necessary land registry requirements

ANY OTHER COMMENTS

PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER



Warwickshire
County Council

1:1250 at A4

Property Management, Resources Directorate
Warwickshire County Council, Shire Hall Warwick CV34 4RL

© Crown Copyright and database right 2019. Ordnance survey 100019520

Nuneaton - Vicarage Street



12.02.2021

User: DMIL5

QGIS 3.10.3-A Coruña