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Date: 12th February 2026

**INDIVIDUAL CABINET
MEMBER DECISION**

Dear Sir/Madam,

The Cabinet Member for Business and Regeneration (Councillor N. King) is to consider the following report and make a decision on **Monday 23rd February 2026** at **3.30pm** in Council Chamber, Town Hall, Nuneaton.

Yours faithfully,

TOM SHARDLOW
Chief Executive

A G E N D A

PART 1

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 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. 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.

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 & 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. BEDWORTH MARKET – UNIT RENTS - a report of the Service Manager – Town Centres & Markets, attached **(Page 4)**.

AGENDA ITEM NO. 4

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Individual Cabinet Member Decision
Date of Meeting:	23 rd February 2026
Subject:	Bedworth Market – Unit Rents
Portfolio:	Business and Regeneration
Responsible Officer:	Service Manager Town Centre & Markets - Lorraine Allen
Corporate Plan – Theme:	1. Place and Prosperity
Corporate Plan – Aim:	3. Regeneration of our Town Centres
Ward Relevance:	Bede Ward
Public or Private:	Public
Forward Plan:	N/A
Subject to Call-in:	Yes

1. Purpose of report

- 1.1. To agree a free rent period for February and March 2026 to compensate permanent traders for disruption due to ongoing market improvement works and disruption to trade.

2. Recommendations

- 2.1. That a free rental period of two months for the Bedworth indoor market units commencing from (1st February 2026 to 31st March 2026) be approved

3. Background

- 3.1. The Bedworth indoor market is under a refurbishment programme for exterior and interior improvements until the end of March 2026. Despite the best efforts of both the contractors and Officers this has

had a negative impact on trade within the market and reduced footfall.

4. Body of report and reason for recommendations

- 4.1. The refurbishment programme of the market began in November 2025 and is scheduled for completion by the 26th March 2026. The exterior works include a replacement of the existing frontage to create a new glass frontage to improve the visual aesthetic and improve internal conditions, it also includes full exterior cladding improvements to improve the look of the market. The interior works include upgrade electrics, improved lighting painting and a deep clean.
- 4.2. The market has remained open throughout the refurbishment however despite best efforts there has been a negative impact on trade. Footfall has declined by 50% and several traders have now complained that this is unsustainable.
- 4.3. To support the traders through this period it has been requested that a rent-free period be approved by way of compensation for the disruption.

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

- 5.1 The impact of the refurbishments have been evidenced by the market traders and are supported by data from the markets footfall counters.
- 5.2 The Portfolio Holder for Business and Regeneration has requested that support be provided to traders in the form of a rent-free period of 8 weeks.
- 5.3 The contractors have held several meetings with the traders to try and limit any on-going disruption during the refurbishment of the site, however by its nature some disruption cannot be avoided.
- 5.4 The Assistant Director – Finance has been consulted and advised that the cost of any rent-free period can be absorbed by the general fund as a reduction in forecast revenue.

6. Financial Implications

- 6.1. An 8-week free rental period would be the equivalent to £6912 in forecast revenue loss. As stated above this has been approved by the AD for finance as an acceptable revenue loss to the General

Fund forecast position. This position will be reflected in ed of year forecast position.

7. Legal Implications

7.1. N/A

8. Equalities implications

8.1 The proposal to provide a ret free period applies equally to all permanent market traders and does not impact on equality issues

9. Health implications

9.1 N/A

10. Climate and environmental implications

10.1. N/A

11. Section 17 Crime and Disorder Implications

11.1. N/A

12. Risk management implications

12.1. N/A

13. Human resources implications

13.1. N/A

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
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A	Do nothing	Leaving the current rental arrangements unchanged would fail to recognise the significant disruption caused by the refurbishment works, evidenced by a 50% drop in footfall and traders reporting unsustainable trading conditions. This option risks traders terminating their tenancies, leading to further long-term loss of revenue and market vitality.
B	Temporarily Close the Market During Refurbishment to Prevent Further Disruption	Although temporary closure could reduce health and safety risks and avoid disruption during works, it would lead to a complete cessation of trade, causing greater financial harm to traders than the current disruption. It would also result in greater loss of market revenue and negatively affect the town centre's footfall.
C	Provide a Reduced Rent Rather than a Full Rent-Free Period	A partial reduction would not provide sufficient financial relief to traders who have experienced substantial decreases in trade. Given the scale of disruption and the short remaining period of works, a reduced rent would likely be inadequate to stabilise trader retention.

15. Conclusion

16.1 The decision was made to not close the market during the refurbishment works given that the market only trades 3 days a week in full and it was felt that any major disruptive works could be done without significant disruption. There has however been a level of disruption caused to trade which has been unavoidable give the schedule of works. It therefore seems only reasonable to reflect the impact on trade by way of a rent-free period to those traders affected notably the permanent traders based in lock up units.

16. Appendices

16.1. N/A.

17. Background papers

17.1. N/A

18. Report Writer Details:

Officer Job Title: Service Manager Town Centres

Officer Name: Lorraine Allen