

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor N. King
Cabinet Member for: Business and Regeneration
Report by: Assistant Director – Economy & Regeneration
SUBJECT: **Bedworth Market – Unit Rents**
Date Decision made: Monday 23rd February 2026
Place: Council Chamber, Town Hall, Nuneaton
Officer Present: Jonathan White – Assistant Director – Economy & Regeneration

DECISION:

IC10 **RESOLVED** 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

REASON FOR THE DECISION:

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.

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.

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.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 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.

Signature:



Democratic Services to complete.

PUBLICATION DATE: 23RD FEBRUARY 2026

DECISION(S) COMES INTO FORCE: 3RD MARCH 2026