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Date: 24th January 2026

Dear Sir/Madam,

A meeting of the **CABINET** will be held in the Council Chamber, Town Hall, Nuneaton, on **Wednesday, 4th March 2026 at 6.00 p.m.**

Yours faithfully,

Tom Shardlow

Chief Executive

To: Members of Cabinet

Councillor S. Hey (Leader and Resources & Central Services)
Councillor C. Watkins (Deputy Leader and Housing)
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

The Council is committed to providing a safe and respectful environment for our employees, customers and elected members. As such, please be advised that any form of abuse, aggression, or disrespectful behaviour towards our team will not be tolerated under any circumstances.

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 25th February 2026 **(to follow)**.

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. FIRST CONSIDERATION AND BIODIVERSITY DUTY REPORT report of the Assistant Director – Planning attached **(Page 7)**

7. BEDWORTH PHYSICAL ACTIVITY HUB UPDATE report of the Assistant Director – Recreation and Culture attached **(Page 41)**

8. SHERBOURNE RECYCLING LTD –SHAREHOLDER AGREEMENT AMENDMENTS report of the Strategic Director – Public Services attached **(Page 54)**

9. ACTION PLAN – LOCAL GOVERNMENT PEER REVIEW – NEXT STEPS report of the Chief Executive attached **(Page 63)**

10. CORPORATE PLAN DELIVERY PLAN APRIL 2026 – MARCH 2027 report of the Chief Executive attached (**Page 83**)
11. GENERAL FUND BUDGET MONITORING Q3 report of the Assistant Director – Finance attached (**Page 92**)
12. HRA BUDGET MONITORING Q3 report of the Assistant Director – Finance attached (**Page 100**)
13. CAPITAL MONITORING Q3 report of the Assistant Director – Finance attached (**Page 108**)
14. REGENERATION PROJECTS UPDATE report of the Assistant Director – Economy and Regeneration attached (**Page 118**)
15. RECOMMENDATIONS FROM OVERVIEW AND SCRUTINY PANEL
a) Environment and Leisure OSP – 5th February 2026
Tree Strategy
A report on the above was considered at Environment and Leisure OSP held on 5th February 2026. From this a recommendation was put forward for Cabinet approval:

i) it be recommended to Cabinet to adopt the Tree Strategy with consideration given to the comments made

The report (attached Page 138) has been updated since the meeting to include additional information to address the comments made at OSP. The Tree Strategy (Appendix 1) is available online only, separate to the agenda pack.
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)
17. EXCLUSION OF PUBLIC AND PRESS
RECOMMENDED that under section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraph 3 of Part I of Schedule 12A to the Act.
18. HOME ENVIRONMENT ASSESSMENT & RESPONSE TEAM (HEART) ARRANGEMENTS report of the Assistant Director – Strategic Housing

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.

AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 4th March 2026

Subject: Biodiversity Duty – First Consideration Report and Biodiversity Duty Report

Portfolio: Planning and Enforcement

Responsible Officer: Assistant Director - Planning

Corporate Plan – Theme: 1,2 and 3

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. The purpose of this report is to inform Cabinet of the Council's legal duty to conserve and enhance biodiversity (the Biodiversity Duty) through its actions, and to introduce the new statutory Biodiversity Reporting Duty required under the Environment Act 2021.
- 1.2. This report seeks Cabinet approval to publish the Biodiversity Duty First Consideration Report (Appendix A). It further seeks approval for the Council's first Biodiversity Duty Report for the period 2026 – 2031 (Appendix B), to be submitted to central government and published on the Council's website in accordance with statutory deadlines.

2. Recommendations

- 2.1. That Cabinet approve the actions listed within the Biodiversity Duty First Consideration Report and approve its publication (Appendix A);
- 2.2. That Cabinet approve the contents of the Biodiversity Duty Report (Appendix B) for publication by the statutory submission deadline of 26th March 2026;
- 2.3. That Cabinet authorise the Assistant Director for Planning, in consultation with the Portfolio Holder for Planning and Enforcement, to make minor amendments to the Biodiversity Duty Report prior to publication if required; and
- 2.4. That Cabinet note the ongoing requirement for the publication of a Biodiversity Duty Report within five years of the end date of the previous reporting period, which is a corporate responsibility, summarising the Council's actions to conserve and enhance biodiversity across the Borough.

3. Background

- 3.1. Under the Environment Act 2021, all local authorities must consider what action they can take to conserve and enhance biodiversity. This initial assessment – known as the 'First Consideration' – was required to be completed by 1st January 2024. Whilst there was an awareness of this deadline, due to the significant workload associated with preparing for the introduction of mandatory Biodiversity Net Gain (BNG), this assessment was not completed within this deadline. The Council has however since undertaken this work, and the resulting First Consideration Report is provided at Appendix A.
- 3.2. The First Consideration Report lists proposed actions for the Council to undertake and outlines how these actions will be monitored. This report is seeking approval from Cabinet to publish and agree the actions listed within The First Consideration Report. The proposed actions have been given careful consideration to ensure that they are sufficiently exhaustive, proportionate and realistically deliverable. The First Consideration Report will form the basis for the reporting and actions identified within the Biodiversity Duty Report (Appendix B).

3.3. Local authorities must publish a Biodiversity Duty Report within five years of completion of the 'First Consideration' with subsequent rolling reconsiderations to be carried out no longer than every five years. In accordance with Department for Environment, Food and Rural Affairs (DEFRA) this report must include:

- A summary of the actions the Council has taken to comply with the biodiversity duty.
- The policies and objectives set to support biodiversity.
- Actions completed by the Council, either alone or in partnership with others, which benefit biodiversity.
- An explanation of how the Council has taken account of local nature recovery strategies, protected site strategies and species conservation strategies.
- Proposed actions to comply with the biodiversity duty in the next five-year period.
- Actions taken to meet BNG obligations.
- Details of biodiversity net gains resulting, or expected to result, from approved Biodiversity Gain Plans.
- Planned actions to meeting BNG obligations during the next reporting period.

3.4. The end of the first reporting period ends on 1st January 2026. All local authorities must publish their Biodiversity Duty Report within 12 weeks of this date – no later than 26th March 2026.

4. Body of report and reason for recommendations

4.1. The First Consideration Report (Appendix A) sets out the proposed range of actions the Council will undertake to support biodiversity across its services between 2024 – 2026.

4.2. The Biodiversity Duty Report (Appendix B) summarises the activities, including cross – departmental initiatives, work in partnerships and future priorities designed to support nature recovery across the Borough.

- 4.3. In fulfilling the Biodiversity Duty, the Council has considered relevant national and local strategies, including the Local Nature Recovery Strategy (LNRS). The LNRS is a statutory requirement under the Environment Act 2021 and sets out the priorities for nature recovery, identifying locations where nature-based actions will deliver the greatest benefit. Warwickshire County Council (WCC) is the responsible authority for producing the LNRS and has worked closely with partner organisations and supporting authorities, including NBBC to prepare the strategy. The Local Nature Recovery Strategy (LNRS) is currently in draft form and is expected to be formally adopted by WCC in February 2026.
- 4.4. The Biodiversity Duty Report outlines completed actions and proposed future initiatives. Key high-level actions include:
- Adoption of the Borough Plan Review, which includes strengthened environmental policies to protect and enhance biodiversity.
 - Continued implementation of a minimum 10% BNG requirement on all relevant planning applications.
 - A draft Climate Change and Sustainability Action Plan has been consulted on. It includes measures to integrate biodiversity into climate change adaptation. It is anticipated that further work will be undertaken following the consultation prior to a report being presented to Cabinet.
 - Delivery of green infrastructure improvements through regeneration schemes and investments in natural assets.
- 4.5. The Council is also required to report on Biodiversity Gain Plans as part of the mandatory BNG requirements. To date, no Biodiversity Gain Plans have been submitted for approval by the Local Planning Authority, as no applicants have yet sought to discharge mandatory BNG conditions included within recent decision notices. It is anticipated that Biodiversity Gain Plans will begin to come forward over the next twelve months.
5. Consultation with the public, members, officers and associated stakeholders
- 5.1. Consultation has taken place with internal departments to agree actions and Warwickshire County Council as lead authority preparing the Local Nature Recovery Strategy.

6. Financial Implications

- 6.1 There are no new financial implications arising from the decision to approve publication of the First Consideration and Biodiversity Duty Report. The ongoing and proposed actions detailed within the report will be delivered through existing staff resources, budgets or relevant external funding. Where the delivery of actions requires additional funding, the necessary approvals will be sought and secured prior to any commitments being made.

7. Legal Implications

- 7.1. By law, local authorities and planning authorities are required to produce and publish a First Consideration Report followed by a Biodiversity Report every five years at a minimum to comply with the Biodiversity Duty set out in the Environment Act 2021.

8. Equalities implications

- 8.1. None.

9. Health implications

- 9.1. Enhancing biodiversity contributes to delivering health improvements. Improving the quality of life for residents through enhanced access to nature and potential investment in green spaces.

10. Climate and environmental implications

- 10.1. Conserving and enhancing biodiversity is one of the key ways of tackling climate change. Publishing a First Consideration Report and a Biodiversity Duty Report ensures that the Council are complying with legislation. The Biodiversity Report also assists in monitoring the Council's actions as set out within the First Consideration Report.

11. Section 17 Crime and Disorder Implications

- 11.1. None

12. Risk management implications

12.1. The Council would be failing to comply with a statutory duty if the First Consideration Report is not published. Further, the Biodiversity Duty Report is required to be published within 12 weeks of the reporting period end date of 1st January 2026.

12.2. Legal advice has been sought on the delayed timescales in reporting the biodiversity duty actions. There is no enforcement mechanism or penalty, however, to ensure NBBC are meeting its legislation requirements all be it retrospectively this report provides that compliance and statutory duty.

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 its recommendations, the following option was identified. The reasons for its rejection is outlined below.

Option Ref	Option Title	Reason for rejection
A	To not proceed with the recommendations to publish the Council's First Consideration Report and Biodiversity Duty Report	Rejected – Local authorities and planning authorities have a statutory duty under the Environment Act 2021 to publish its First Consideration Report and its Biodiversity Duty Report.

15. Conclusion

15.1. That the authority meets its obligations under the Environment Act 2021 and publishes its First Consideration Report (Appendix A) and its Biodiversity Duty Report (Appendix B).

16. Appendices

16.1. Please note the following appendices:

- i. Appendix A – First Consideration Report
- ii. Appendix B – Biodiversity Duty Report

17. Background papers

17.1 Department for Environment Food & Rural Affairs (DEFRA) – Reporting your biodiversity duty actions

17.2 Local Nature Recovery Strategy (DRAFT) Warwickshire, Coventry & Solihull Local Nature Partnership.

18. Report Writer Details:

Officer Job Title: Planning Manager (Policy)

Officer Name: Sarah Matile

Biodiversity Report – First Consideration 2024 - 2026

Biodiversity Report – First Consideration

2024 - 2026

Author and Version information

Name Planning Policy Team

Version no 1

Biodiversity Report - First Consideration

www.nuneatonandbedworth.gov.uk

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1.0 Introduction

- 1.1 Since 1 January 2023, all public authorities have been under an enhanced statutory duty to conserve and enhance biodiversity. From 1 January 2024 public authorities are required to set out a plan confirming how they will comply with this duty, what actions it will be taking and how it will develop its objectives and policies to meet the biodiversity duty.
- 1.2 In terms of the legal context, the Environment Act 2021, subsequently amended Section 40 of the NERC Act 2006, introduced a strengthened 'biodiversity duty' requiring all public authorities in England to consider what they can do to conserve and enhance biodiversity. Guidance on complying with the biodiversity duty was published by the Government in May 2023 which, in summary, confirmed that authorities must:
- a) Consider what they can do to conserve and enhance biodiversity by 1 January 2024. No formal reporting template has been provided for this; and
 - b) Agree policies and specific objectives based on their consideration as soon as possible after 1 January 2024; and
 - c) Act to deliver the policies and achieve these objectives and report on them.
- 1.3 In this context, to inform a baseline of its biodiversity duty, public authorities are required to publish a 'first consideration' report setting out what actions it will be taking and how it will develop its objectives and policies to meet the biodiversity duty. There is a requirement that a check should be made to consider how these actions/strategies will affect how the authority complies with the biodiversity duty in respect of:
- Local Nature Recovery Strategies;
 - Species Conservation Strategies; and
 - Protected Site Strategies.
- 1.4 Government guidance for complying with the biodiversity duty highlights key themes where local authorities can take actions to ensure compliance with the biodiversity duty:
- Council Strategies and Policies;
 - Development plans and decisions;

- Land and corporate estate management;
 - Education and raising awareness;
 - Review of internal policies and processes; and
 - Preparing for biodiversity net gain.
- 1.5 Meeting the biodiversity duty is a corporate responsibility that is relevant to all Council departments, actions and decision making.
- 1.6 Following completion of the 'first consideration' there is a legal requirement for local authorities to publish a biodiversity report for the first reporting period, and this should be no later than 01 January 2026. Thereafter, the end date of each subsequent reporting period must be within 5 years of the end date of the previous reporting period. Reports must be published within 12 weeks of the reporting period end date.

2.0 First Consideration

2.1 The following table details the Council’s existing and proposed actions taken to meet its biodiversity duty. As there is no set guidance as to what should be included within the ‘first consideration’ the process used has been broken into themes. A tabular format has been used for ease of reference and conciseness.

Theme	Item	Current state	Proposed future actions	Proposed monitoring
Council Strategies	Corporate Plan – Building a Better Borough – Delivery Plan (2023-2025).	Aim 1: Live, Priority 3: Sponsor a sustainable green approach. This priority outlines 8 actions that the Council is aiming to achieve in two stages ('by March 2024' and 'by March 2025').	To progress towards achieving the identified aims and priorities in the Corporate Plan. To review and update the Corporate Plan in 2025.	Measurable outputs have been identified in the report and quarterly assessments of progress against these action points will take place.
Planning Policy	Adopted Borough Plan (2011-2031).	The protection and enhancement of biodiversity within the Borough is a key consideration throughout the adopted Borough Plan (2011-2031) policies but with the focal point being Policy NE3 –	A Local Plan Review is being prepared which will supersede this version of the Local Plan. The Local Development Scheme (December 2023) outlines that the	Not applicable.

		<p>Biodiversity and geodiversity, which considers ecological networks; the fragmentation of habitats; biodiversity offsetting; geological diversity; ecological and geological assessment; and Special Areas of Conservation and Sites of Special Scientific Interest.</p>	<p>Borough Plan Review's submission to the Secretary of State is scheduled for January 2024. It is hoped that the Plan will be found sound by the Planning Inspectorate, when it is examined, and will be adopted (predicted for December 2024).</p>	
	<p>Borough Plan Review (2021-2039).</p>	<p>The Borough Plan Review was adopted 10 December 2025.</p> <p>The protection and enhancement of biodiversity within the Borough is a key consideration throughout the Borough Plan Review policies but with the focal point being Policy NE3 – Biodiversity and geodiversity, which considers ecological networks; the</p>	<p>The Local Development Scheme (December 2025) outlines that the timetable to progress the new Local Plan.</p>	<p>Monitor the effectiveness of policies within the Borough Plan Review, which will be reported in the Authority Monitoring Report (AMR). The AMR will be published on an annual basis.</p>

		<p>fragmentation of habitats; biodiversity offsetting; geological diversity; ecological and geological assessment; and Special Areas of Conservation and Sites of Special Scientific Interest.</p>		
	<p>Supporting studies.</p>	<p>Other strategies undertaken as part of the Local Development Framework which have consideration of biodiversity matters, or which provide important evidence bases for future decision-making regarding biodiversity matters, include:</p> <ul style="list-style-type: none"> • Strategic Flood Risk Assessments • Water Cycle Study 	<p>To review and update where appropriate as part of the next round of plan-making.</p>	<p>To align with the agreed timescales for the next round of plan-making.</p>

		<ul style="list-style-type: none"> Habitat Regulations Assessment 		
Development Control	Planning applications.	Development control deal with many different types of development proposals. Implementation of policies contained within the adopted Borough Plan Review (2021-2039) ensure due consideration is given to protected sites, protected species, and priority habitats and species, in the planning process.	Continue to consider effects on biodiversity in relation to adopted planning policies during the determination process.	Existing line-management system.
	Biodiversity Net Gain (BNG).	The introduction of mandatory 10% BNG on all relevant planning applications.	Aim to secure a minimum of 10% biodiversity net gain (BNG) on all relevant applications	Existing line-management system.
Parks and Green Spaces	Green Infrastructure	There is an identified need to deliver green	Deliver green infrastructure improvements as part	Ongoing.

		infrastructure improvements.	<p>of regeneration projects such as Transforming Nuneaton to enhance urban diversity.</p> <p>Implement habitat enhancement and connectivity projects, plan for native tree and hedgerow planting and manage existing wildlife habitat areas.</p> <p>Prepare a Parks and Green Space Strategy.</p>	<p>Habitat enhancement and connectivity projects are ongoing I with planned delivery for 2-3 S106 funded habitat offsets as habitat creation works annually.</p> <p>Parks and Green Space Strategy was adopted 2025.</p>
Climate Change and Sustainability	Declaration of a climate emergency.	NBBC has pledged to be carbon neutral by 2030.	A draft Climate Change and Sustainability Action Plan has been consulted on. It is anticipated further work will be undertaken following consultation prior to the report being presented to Cabinet.	Monitoring/timescales to be determined.
Transport	Sustainable Travel	There is an identified need to enhance	Support sustainable travel to reduce	Ongoing – working with Warwickshire

		sustainable travel to reduce carbon emissions and improve air quality.	carbon emissions and improve air quality by the promotion of a cycle to work scheme and flexible working (work from home and office).	County Council's Active Travel Team.
Waste	Recycling	There is an identified need to enhance recycling throughout the Council's offices.	Separate paper recycling bins should be located throughout the Council's offices.	On site monitoring.
Collective	Raising awareness	<p>There are sections of the Council's website that raise awareness to biodiversity matters. However, there is scope to refresh and develop further the theme of biodiversity.</p> <p>Our individual actions, as NBBC employees, have the potential to impact biodiversity in both positive and negative ways, both in and outside the working environment.</p>	<p>To create additional biodiversity content for the Council's website and regularly refresh content.</p> <p>To investigate ways of raising general awareness of biodiversity issues amongst NBBC employees.</p>	Ongoing.

*This document has been published by Nuneaton and Bedworth
Borough Council*

Biodiversity Duty Report 2026 - 2031

Nuneaton and Bedworth
Borough Council

Biodiversity Duty Report

2026 - 2031

Author and Version information

Name Planning Policy Team

Version no 1

Date January 2026

Biodiversity Duty Report 2026 - 2031

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1.0 Introduction and Legal Context

- 1.1 Public authorities who operate in England must consider what they can do to conserve and enhance biodiversity in England. This is the strengthened 'biodiversity duty' that the Environment Act 2021 introduces. This means that public authorities must:
- Consider what can be done to conserve and enhance biodiversity.
 - Agree policies and specific objectives based on those considerations.
 - Act to deliver those policies and achieve your objectives¹.
- 1.2 Local authorities (excluding parish councils) must write and publish a biodiversity report. For local authorities and local planning authorities, the end date of the first reporting period should be no later than 1 January 2026. After this, the end date of each reporting period must be within 5 years of the end date of the previous reporting period. Nuneaton and Bedworth Borough Council (NBBC) must publish all reports within 12 weeks of the reporting period end date.
- 1.3 The biodiversity report must include:
- a summary of the actions NBBC has taken to comply with the biodiversity duty.
 - the policies and objectives NBBC has set to meet the Council's biodiversity duty.
 - the actions NBBC has completed, either alone or in partnership with others, which benefit biodiversity.
 - An explanation of how NBBC has taken account of local nature recovery strategies, protected site strategies and species conservation strategies.

¹ Department for Environment, Food and Rural Affairs (2025). Guidance – Complying with the biodiversity duty. [Complying with the biodiversity duty - GOV.UK](#)
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- How NBBC plans to comply with the biodiversity duty in the next reporting period (five years).
- The actions NBBC has carried out to meet biodiversity net gain obligations.
- Details of biodiversity net gains resulting, or expected to result, from biodiversity gain plans NBBC has approved.
- Detail of how NBBC plans to meet biodiversity net gain obligations in the next reporting period.
- Any other information NBBC considers appropriate.

2.0 Background

- 2.1 The Borough of Nuneaton and Bedworth is one of five Boroughs/districts within Warwickshire. It is the smallest in size, at 7,895 hectares, but has the third largest population at 134,200 (2021)². Largely urban in character, the Borough has two market towns - Nuneaton and Bedworth, as well as the large village of Bulkington to the east of Bedworth. Several smaller settlements are located in the south of the Borough between Bedworth and Coventry.
- 2.2 The Borough is located between Coventry and Hinckley, and benefits from good road links. There are over 500 hectares of accessible green space in the Borough, including notable parks such as Riversley Park, Miners Welfare Park and Whittleford Park, all of which are destination Parks serving the whole Borough. A number of smaller community and local parks also serve the open space needs of local communities.
- 2.3 Nuneaton and Bedworth has six sites with statutory protection and 94 local or potential local wildlife sites³:
- 3 Local Nature Reserves
 - 2 Sites of Special Scientific Interest
 - 1 Special Area of Conservation
 - 52 Local Wildlife Sites
 - 42 potential Local Wildlife Sites.

² Office for National Statistics (2023). How life has changed in Nuneaton and Bedworth: Census 2021. [How life has changed in Nuneaton and Bedworth: Census 2021.](#)

³ Warwickshire Wildlife Trust (2025) State of Habitats Report [State of Habitats Report](#) Biodiversity Duty Report 2026 - 2031

3.0 Biodiversity Baseline in Nuneaton and Bedworth

- 3.1 NBBC has invested in ensuring a comprehensive biodiversity baseline through primarily recent reports completed in November 2024. The Warwickshire Local Nature Recovery Strategy (LNRS) is currently being prepared by Warwickshire County Council (WCC) and is anticipated to be adopted by WCC by Spring 2026.
- 3.2 NBBC has a Service Level Agreement (SLA) with WCC’s Ecology Team to provide scrutiny on Planning Applications. The SLA outlines the ecological and biodiversity support that WCC will provide to NBBC across various planning stages. This includes providing advice on ecological matters during policy development, as well as providing pre-application ecological advice. WCC will provide consultation responses on certain submitted planning applications and may also assist with planning appeals where their ecological advice is needed in the determination of a particular appeal.
- 3.3 NBBC has implemented the Verna Mycelia software to support with Biodiversity Net Gain (BNG). The software has assisted the Local Planning Authority with the data challenges of implementing mandatory BNG and assists the authority with processing applications from the validation and assessment stages, through to site monitoring and reporting.
- 3.4 A Sub-regional Green Infrastructure Strategy (“the Strategy”) was published by WCC in August 2024 on behalf of the local authorities within the Warwickshire Housing Market Area. The Strategy covers the disciplines of landscape, biodiversity and accessibility, each of which contributes to Green Infrastructure (GI). GI is a network of green spaces and water environments that sustains the ecosystems needed for a good quality of life. The Strategy is a culmination of mapping, research and discussions with stakeholders, it considers how the authority can deliver high quality green and blue infrastructure in the right places based on the sub-regional priorities working in partnership with landowners, businesses and communities. It helps to guide the protection, enhancement, creation and maintenance of GI across the County.
- 3.5 The Natural Capital Assessment Partnership were commissioned by the County, Coventry and Solihull to prepare a comprehensive overview of Biodiversity Duty Report 2026 - 2031

the habitats and biodiversity within the region. Warwickshire, Coventry and Solihull's State of Habitats Report 2025 plays a key role in providing local ecological data for the County. The findings of the report revealed that Nuneaton and Bedworth is heavily urbanised, with the study showing 20% of the Borough is covered by grassland and marsh and 8% covered by woodland and scrub habitats. This report will form a key part of the evidence base to help shape for environmental policies within the next local plan.

- 3.6 WCC is the Responsible Authority in the development of the Warwickshire Local Nature Recovery Strategy (WLNRS). The WLNRS is due to be recommended for adoption by WCC in February 2026. If adopted, the WLNRS will play a crucial role in addressing urgent environmental challenges such as flood management, climate adaptation, and air and water quality by promoting nature-based solutions. It underscores the importance of biodiversity and healthy ecosystems in achieving broader environmental goals. Developed collaboratively with local authorities, government agencies, environmental groups, landowners, farmers and communities, the strategy targets habitat degradation, species loss and climate change. It identifies priority habitats and species, sets clear objectives to enhance biodiversity and habitat quality, and aims to create a resilient, well-connected landscape that benefits wildlife, people, and local livelihoods.

4.0 Related Strategies and Policies

- 4.1 The following section of this report sets out how existing policies and strategies for NBBC contribute towards meeting the strengthened biodiversity duty. The Council have identified opportunities to update policies/strategies to further emphasise actions to increase biodiversity.

Corporate Plan

- 4.2 The Corporate Plan sets out the vision for the Borough between 2025 and 2029, with one of the four corporate priorities being 'Green Spaces and Environment – protecting our natural environment, improving air quality and creating sustainable communities.' One of the key objectives of this priority is to 'explore opportunities to promote, protect and enhance biodiversity within the Borough.'

Borough Plan Review and associated Evidence Base

- 4.3 The Borough Plan Review sets the framework for sustainable development across the Borough. The Council adopted the Borough Plan Review (2021-2039) on 10 December 2025, and work has commenced on scoping and preparing the evidence base to inform an immediate review, which will be known as a new Local Plan, under the new plan making system. The Borough Plan Review includes policies, such as Policy NE1 – Green and Blue Infrastructure, Policy NE2 – Open Space and Policy NE3 – Ecology, Biodiversity, Geodiversity and Local Nature Recovery that safeguard green spaces, promote ecological networks and require biodiversity considerations in planning decisions.
- 4.4 The evidence base underpinning the review includes evidence base studies which identify opportunities to strengthen habitat connectivity and integrate biodiversity enhancements into future growth areas. These studies have informed the strategy to enhance and protect the natural environment and informed the policy formulation and supporting text within Policy NE3 – Ecology, Biodiversity, Geodiversity and Local Nature Recovery. These evidence base studies include:
- Warwickshire County Council, Grassland Connectivity (2015)
 - Warwickshire County Council, Hedgerow Connectivity (2015)
 - Warwickshire County Council, Local Wildlife Sites (2023)
 - Warwickshire County Council, Phase 1 Distinctiveness (2015)
 - Warwickshire County Council, Phase 1 habitats (2015)
 - Warwickshire County Council, Woodlands Connectivity (2015)
 - Habitat Biodiversity Audit Partnership for Warwickshire, Coventry and Solihull (2022)
 - Nuneaton and Bedworth Borough Council, Ecology and Geodiversity Assessments

Sub-regional Green Infrastructure Strategy

- 4.5 As outlined in Section 3, the Sub-regional Green Infrastructure Strategy provides a vision for a connected network of green spaces, waterways and natural assets across the Borough. It prioritises improving access to nature, enhancing ecosystem services and supporting wildlife corridors. The strategy helps to identify any gaps in provision which can then be addressed to ensure all communities have access to green spaces.

Local Flood Risk Management Strategy

- 4.6 The Local Flood Risk Management Strategy was published by WCC in April 2016. It covers five local authorities including NBBC. It provides an overview and assessment of local flood risk in Warwickshire and how WCC will manage and reduce local flood risk. The strategy provides evidence which underpins Policy NE4 – Managing flood risk and water quality of the Borough Plan Review, to ensure that development is directed away from areas of highest flood risk where possible and support the use of sustainable drainage systems.

WCC Waste Core Strategy Adopted Local Plan 2013-2028

- 4.7 The Waste Core Strategy encourages waste reduction. Reuse and recycling, reducing pressure on natural resources and landfill sites. Therefore, supporting biodiversity by minimising land take and pollution risks. For Nuneaton and Bedworth Borough Council, the Waste Core Strategy provides a strategic framework that supports local biodiversity objectives by promoting waste reduction, reuse and recycling across the Borough.

Warwickshire Local Nature Recovery Strategy

- 4.8 Local Nature Recovery Strategies (LNRS) are a new mandatory system of strategies under the Environment Act 2021. They apply to certain geographical areas, ensuring that opportunities to recover nature are joined up. They are primarily aimed at landowners, farmers, local authorities & environmental groups. Their purpose is to:

- map the most valuable existing areas for nature;
- establish priorities; and
- map proposals for specific actions to drive nature's recovery and wider environmental benefits.

- 4.9 The LNRS goes further than other policies already at play in Warwickshire by bringing together landscape scale, multifaceted approaches focused on preserving, conserving and enhancing nature and meeting other environmental objectives such as climate change, flood mitigation and improved air and water quality.

- 4.10 The draft LNRS was consulted on between 20 September and 2 November 2025 and is due to be recommended for adoption by WCC in February 2026. The strategy adopted in the LNRS aims to reverse biodiversity decline and integrate nature into our everyday lives. The emphasis is on conserving, enhancing and connecting habitats for

Biodiversity Duty Report 2026 - 2031

ecological resilience. It identifies key priority habitats and species and maps locations within the Borough where ecological action offers the greatest impact. If adopted by WCC, the LNRS will become a key strategic framework for biodiversity delivery, shaping how nature recovery is planned, prioritised and delivered across the borough. It will provide a clear evidence based map showing where biodiversity should be protected, where enhancement and restoration should be focused and how sites and corridors within the Borough link to the wider Warwickshire nature recovery network.

5.0 Actions Taken (2024-2026)

5.1 The table below sets out the actions taken by the Council that benefit biodiversity.

Service Area / Theme	Actions Taken
Council Strategies	The Council adopted its Corporate Plan 2025 – 2029. Green Spaces and Environment is identified as one of the five key themes with specific priorities including exploring opportunities to promote, protect and enhance biodiversity in the Borough listed.
Planning Policy	The Borough Plan Review (2021-2039) adopted 10 th December 2025 includes policies relating to biodiversity. There is also a commitment to commence work on the new Local Plan following adoption of the Borough Plan Review (2021-2039).
Development Control	The Development Control team have been continuing to secure mandatory 10% BNG on all relevant planning applications. The Development Control team have invested in BNG specific software to assist in the validation of applications, store BNG metrics, identify whether trading rules have been met, and to assist with BNG monitoring and reporting. BNG training has been undertaken by the team.

Parks and Greenspace	<p>Implemented habitat enhancement and connectivity projects in key parks, including wildflower meadow creation, utilising funds secured through biodiversity offsetting.</p> <p>Planted native trees and hedgerows to improve connectivity.</p> <p>Managed existing wildlife habitat areas to sustain and enhance habitat value – through ground maintenance contract works and Conservation Volunteers group activity.</p>
Climate Change and Sustainability	Delivered green infrastructure improvements as part of regeneration projects such as Transforming Nuneaton to enhance urban diversity.
Transport	Support sustainable travel to reduce carbon emissions and improve air quality by the promotion of a cycle to work scheme and flexible working (work from home & office).
Waste	Implemented separate paper recycling bins which are now located throughout the Council's offices.

6.0 Future Actions (2026-2031)

6.1 The table below sets out the proposed future actions that the Council will endeavour to take to benefit biodiversity.

Future Actions	Comments
Sustainable Urban Drainage and Climate Change Resilience	Sustainable drainage policy actions to reduce flood risk and support biodiversity.
Biodiversity Net Gain Implementation	<p>Ensure biodiversity net gain is delivered and maintained across developments with monitoring and enforcement mechanisms in place.</p> <p>Continue delivery of legacy biodiversity offset habitat creation schemes where NBBC Parks has agreed to act as an offset provider for past developments.</p>

Wildlife Habitats	Ongoing management of existing wildlife habitats within NBBC greenspace sites and designated Local Wildlife Sites.
Climate Change and Sustainability Action Plan	A draft Climate Change and Sustainability Action Plan has been consulted on. It includes measures to integrate biodiversity into climate change adaptation. It is anticipated that further work will be undertaken following the consultation prior to a report being presented to Cabinet.
Review and Update Assessments	Carry out periodic reviews and updates of strategies / policies in relation to biodiversity including the Open Space Assessment and GI Strategy to ensure data accuracy against population trends, projections and delivery priorities.
Warwickshire Local Nature Recovery Strategy (WLNRS) Development and Coordination	Potential adoption of the Warwickshire LNRS by WCC. NBBC to align local policies and projects with LNRS priorities for habitat creation and connectivity.
Climate Change Officer Post	Explore the potential to create a Climate Change Officer Post.
Introduce Biodiversity in Procurement Policies	Ensure council contracts such as grounds maintenance seek to include biodiversity friendly practices. Seek to reduce printing hard copies of documents where possible.
Introduce Biodiversity in Corporate Reports	Explore whether corporate business plans and corporate report templates can be updated to include a section requiring the author of the report to advise decision makers on how the project or recommendation will address the statutory biodiversity duty.
Nature Recovery Network	Planning Advisory Service (PAS) on behalf of Natural England are due to roll out a Nature Recovery Network Toolkit which will assist local authorities. NBBC will engage with PAS and explore the opportunity to be on the pilot

scheme and utilise the network and toolkit going forward.

7.0 Biodiversity Net Gain Reporting

- 7.1 To meet BNG requirements, local planning authorities must ensure planning applications include key documentation: a statement on BNG conditions, a metric calculation showing biodiversity changes and scaled habitat plans. Officers also refer to national planning resources to support their approach and use specialist software to validate and assess BNG metrics and whether the trading rules have been satisfied.
- 7.2 At validation stage, Officers scrutinise planning applications to consider whether they are required to provide the 10% mandatory BNG based upon the application type and any claimed exemptions. For example, if an applicant claims exemption under the de-minimus threshold, the amount of on-site habitat and on-site linear habitats (such as hedgerows) will be measured to ensure the development is exempt.
- 7.3 When dealing with applications for self-build and custom housebuilding, Officers ensure that only proposals which are for 9 or less dwellings, on sites of 0.5 hectares or less, and consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 are eligible under the exemption. Officers also ensure that the dwellings delivered as self-build or custom build houses by securing occupation via a legal agreement. This is in line with recent appeal decisions issued by the Planning Inspectorate.
- 7.4 Officers received training in April 2025 covering legal frameworks, planning roles and BNG metrics. Officers have also been trained to understand BNG exemptions, how to deal with mandatory BNG Plan condition and how and when to secure BNG within legal agreements.
- 7.5 In line with government guidance, the Council does not apply the mandatory condition. Informative notes are used on Decision Notices to remind the developer or applicant of the requirement to submit a Biodiversity Gain Plan via condition prior to the commencement of

development. Additional conditions and/or legal agreements are also used on a case-by-case basis to secure maintenance arrangements.

- 7.6 At present, the Council has approved applications subject to the 10% mandatory BNG. However, no Biodiversity Gain Plans have been received for the Council to assess and discharge. The Council is not aware of any breaches in which works have started on a site prior to the condition being applied for and discharged.

*This document has been published by Nuneaton and Bedworth
Borough Council
January 2026*

Bi

AGENDA ITEM NO.7

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	4 th March 2026
Subject:	Bedworth Physical Activity Hub Update
Portfolio:	Leisure and Health
Responsible Officer:	Strategic Director – Public Services
Corporate Plan – Theme:	Housing, Health, and Communities
Corporate Plan – Aim:	Deliver the construction and opening of the Bedworth Physical Activity Hub (BPAH) 2026
Ward Relevance:	All Wards
Public or Private:	Public
Forward Plan:	Yes
Subject to Call-in:	Yes

1. Purpose of report

1.1 This report provides Cabinet with a Leisure Development update in relation to Bedworth Physical Activity Hub (BPAH).

2. Recommendations

2.1 That progress on the BPAH be noted and a future report upon completion of the project be brought back to Cabinet to update.

2.2 That Cabinet recommend to Council:

- 2.2.1 The Strategic Director Public Services in consultation with the Portfolio Holder for Leisure & Health be given delegated authority to progress the additional works required in Appendix A;
- 2.2.2 An additional contingency fund of £100k from the BPAH S.106, to be used if required, to support demolition of the existing Bedworth Leisure Centre site and amend the budget accordingly; and
- 2.2.2 The BPAH budget be amended to £31.2m, using the funds collected from the S.106 agreements further to 2.2.1 and 2.2.2 above and any unspent budget be used to support the original financial strategy in repaying the prudential borrowing element.

3. Background

3.1 As part of the contract signing the construction delivery programme Revision 13 was agreed with the following key milestones being delivered:

- Construction Start on site – 2 September 2024
- Section 1 project completion – 6 March 2026 (new facility), amended to 10 March.
- Section 2 project completion – 9 October 2026 (all external works)

4. Body of report

4.1 Project delivery:

4.1.1 Construction of the Bedworth Physical Activity Hub commenced in September 2024 and remains firmly on track, with overall completion expected in October 2026.

4.1.2 Excellent progress has been achieved to date. The building's external envelope is completed and final elements internally now being progressed in readiness for handover of the site to NBBC week commencing 10th March. This has changed slightly by three days from Friday 6th March, so that keys are not provided late on a Friday afternoon and to give a further weekend to support training / induction of the new site in readiness for opening to the public.

4.1.3 Attention will turn in early spring to delivering the external landscaping scheme, which will provide high-quality surroundings for the new hub. This phase will follow handover of the facility and is due for completion by October 2026. The external works will be completing the Lean-to Ride, Skate Park and All-weather pitch for public use. The external grassed / planting areas will require a good period to allow for seeding / growth / tree planting etc to establish.

- 4.1.4 During the Value Engineering exercise that was undertaken to get to an agreed project sum and into contract, several areas of works were removed from the main contract. These have been revisited as part of “extra and over’s” and costing sought from the BAM to undertake. Liaison with the Portfolio Holder is ongoing on this matter. The costs provided are in the main not an effective use of NBBC limited funds. Outside of several areas that are required to be delivered by BAM (to not affect warranties) all other areas will be reviewed and undertaken by NBBC direct with its framework contractors after hand over of the new build.
- 4.1.5 Appendix A provides a breakdown of the addition’s officers have identified and reviewed to complete the site, address H&S and any foreseen issues upon opening and moving forward externally. By using NBBC Framework contractors this not only looks to support “Think Local” but also removes the profit margins required by the main contractor to support delivery, where NBBC team can manage this in house and provide efficiency.
- 4.1.6 Not included in appendix A is reviewing the formal entrances into the new BPAH and Miners’ Welfare Park from the Black Bank entrance. Both these areas will need a review / refresh following the construction. Officers are looking at options for these two formal entrances and will bring back a further Cabinet report for members consideration.
- 4.1.7 As part of the contractor’s delivery NBBC placed social value targets to be achieved within the contract by BAM. These have been continually measured / monitored through our Framework. Appendix B provides a summary of the outcomes achieved to date through our Procure Partnership dashboard update.
- 4.1.8 The Council are working closely with the Leisure Operator / Everyone Active and have had the internal wayfinding strategy now approved by Sport England. Temporary signage during the transfer from the old to the new facility and temporary car parking is ordered to support users seeking clear messaging to the site. NBBC will look to complete external wayfinding when the site is handed over in October and provide a strategy to best support users of the Miners’ Welfare Park.
- 4.1.9 CCTV is part of the overall project delivery, with details now being confirmed by the Assistant Director - Economy & Regeneration as to the final communications links required for the phase 2 delivery of the outside area and car park.
- 4.1.10 Cabinet members have continued to be updated on project progress with the monthly dashboard being circulated and all members and site visits, the latest one being Thursday 26th February.
- 4.1.11 The external project team, and Council Officers have been sharing best practice, lessons learned and showcasing the project achieved to date with other local authorities via a recent webinar session and case study

document drafted for Sport England. The project since last updated to cabinet has also won two awards the Midland Project of the Year Award and Considerate Constructors Awards, following a score of 45 out of 45 achieved from a recent site visit.

4.2 Leisure Operator Contract:

4.2.1 At Cabinet on 19th June 2025 Officers updated Cabinet on the successful award of the Leisure Operator Contract to Sport & Leisure Management (SLM) trading as Everyone Active (EA) for NBBC and authority was granted to the Strategic Director for Public Services and Assistant Director for Recreation and Culture to enter the new contract.

4.2.2 Following the award of the new leisure operators' contract, weekly meetings have been held with Everyone Active senior management team to plan and prepare for the opening and fitting out of the new BPAH and decommissioning of the existing Bedworth site.

4.2.3 The programme being developed, subject to all the portable equipment ordered by Everyone Active, fitting this out within the scheduled timescales and BAM completing the hand over the new facility will mean less than a week at this time is expected to be without any Bedworth facility. This will be reviewed as we move closer to the handover and ongoing communications will be provided for public to be kept updated.

5. Financial Implications

5.1 A contract is in place for the delivery of the BPAH construction company BAM, within the agreed budget expenditure. The project was contained in the Capital Monitoring Quarter 1 Cabinet Report considered by Cabinet 10th September 2025 and the Capital Outturn 2024/2025 Cabinet report considered 16th July 2025.

5.2 Officers and the Portfolio Holder have identified vital 'extra and overs' that are required to ensure that the external site works effectively, supports ease of access to residents within the area and restricts access / security from unauthorised encampments. Many of these areas were taken out when value engineering was undertaken.

5.3 The project remains on time and within approved budget (excluding the extras and overs detailed in appendix A at the time of drafting this report). Following the adoption of the first Leisure Strategy in 2017 and subsequent refresh in 2020/21, this allowed NBBC to request S.106 funds from Developers to support increasing specific leisure facilities to meet demand from housing growth.

5.4 The S.106 contributions are paid directly to NBBC over a period of time, following development sites being completed. The legally signed

agreements have staged payments triggers built into the formal agreements for Developers to pay against.

- 5.5 To date NBBC has received £600k towards specifically the BPAH. These funds can be used to support the additions “extra and overs” in appendix A to complete the external works as identified. Any unspent S.106 funds will be used to reducing the capital borrowing that NBBC has undertaken to deliver the overall project. This was always the financial strategy in delivering this project.
- 5.6 The demolition of the existing Bedworth Leisure Centre, has been factored into the overall project budget for the BPAH. However, until the site is closed and a full intrusive survey is carried out, there is known unknowns within the site, given the age of the building such as asbestos.
- 5.7 It would be prudent to set aside a further contingency element of £100k supported from the S.106 funds, until this element of the project is completed. Any funds not used within this contingency, if approved would then go back to support the original financial strategy in repaying the prudential borrowing element.

6. Legal Implications

- 6.1 Both the Leisure operator procurement and construction contract have been procured in accordance with the relevant public procurement legislation (Concession Contract Regulations 2016 and Public Contract Regulations 2015) and thus in accordance the Council’s Contract procedures Rules (CPR’s).
- 6.3 As part of the construction contract with BAM, Social Value KPI’s were included to be achieved during the project delivery. Attached as appendix B is the report from our Framework supplier Procure Partnership who have managed this on NBBC behalf.
- 6.2 Freeth's, external legal consultants, have been appointed and are supporting the Council on the leisure procurement and contract Legal matters.
- 6.3 If Cabinet approve the extra and over works detailed in appendix A and section 5.6 of this report, these will be in accordance of the Council’s Contract procedures Rules (CPR’s).

7. Equalities implications

- 7.1 The development of new facilities takes into consideration the requirements of all user groups.

8. Health implications

- 8.1 The adopted Leisure Facilities Needs Assessment Strategy supports the Council's Corporate Plan in improving health and wellbeing by providing opportunities and facilities for residents to access and take part in physical activity at all levels across the Borough.
- 8.2 A key element of the leisure management specification is the requirement on the appointed operator to focus on programmes and activities which will increase participation, particularly by those who are inactive.
- 8.3 Key links with health partners including WCC Public Health, George Eliot Hospital and GP surgeries will be followed up as to how the new facility (and existing facilities Pingles & Jubilee) can be used to support community health delivery. A future agenda item is being planned as part of the Warwickshire North Health and Wellbeing Partnership to look at future outcomes.

9. Climate and environmental implications

- 9.1 The new build facilities will conform to the latest building regulations and consequently will provide a greener footprint and a more environmentally friendly impact on utilities going forward. The project will provide a rating of "Very Good" against industry standards based upon the criteria of BREEAM but will not be BREEAM registered as part of value engineering undertaken in the de-scoped work.

10. Section 17 Crime and Disorder Implications

- 10.1 The increase or provision of new facilities or different leisure pursuits will give opportunities for more residents to take part in physical activities.

11. Risk management implications

- 11.1 The project is being managed by professional external consultants, supported by Sport England consultants with NBBC Officers.
- 11.2 Significant work has been undertaken to review and reduce the overall schemes costs and has meant a reduction from the original scheme but still meeting the required KPI's for the funders.

12. Human resources implications

- 12.1 There are no HR implications at this time.

13. Options considered and reason for their rejection

13.1 In formulating this report and recommendations the following options have been rejected:

- Do not deliver the new BPAH. Following professional advice from Sport England it was more financial efficient to build a new facility than refurbish the existing site. The existing Bedworth site has also reached its end of shelf life and would have to be closed and demolished.
- The additional over and extras detailed in Appendix A have been considered to ensure that the overall site delivers users requirements and provide H&S for its users externally and provides site security and encourage active health and well-being.

14. Appendices

Appendix A – Additional extra & overs external works

Appendix B – Social Value targets achieved to date

Appendix C – Project Progress images as of 12th February 2026.

15. Background papers

NBBC Capital Programme report

Cabinet 21st February 2024

Leisure Development – Bedworth Physical Activity Hub (BPAH)

Cabinet 10 November 2021 – Agenda Item 8 – Minute Number CB57

Bedworth Physical Activity Hub – project delayed.

Cabinet 11 January 2023 - Agenda Item 9 - Minute number CB93

Bedworth Physical Activity Hub Update.

Cabinet 26 July 2023 – Agenda Item 20 – Minute number CB35

Bedworth Physical Activity Hub Update.

Cabinet 6th September 2023 – Agenda Item 10 – Minute number CB43

Bedworth Physical Activity Hub Update.

Cabinet 6th March 2024 – Agenda Item 7 – Minute number CB115

Bedworth Physical Activity Hub Update.

Cabinet 8th October 2025 – Agenda Item 9 – Minute number CB43

16. Report Writer Details:

Officer Job Title: Strategic Director – Public Services

Officer Name: Kevin Hollis

Appendix A – BPAH Extra-Over works - estimates

	Item to cost	Amount	Estimated cost	Notes/risks
Services / Utilities				
1	Power installation to the oval for events supply. Unknown definite start point - assumed for this purpose to run on from changing unit utility supply point which would be accessible outside building. Might be able to be shorter subject to other locations a connection can be made. Allow for Feeder pillar and flush / under manhole / pop up connection fitting - Events team to be consulted on exact preferences for voltages and number of connection plugs	105	£30,000.00	Provisional sum - more information required on existing services provision from BAM
2	Water supply point to oval for events supply. Might be able to be shorter subject to other locations a connection can be made. Allow for flush / pop up / under manhole connection fitting(s)	105	£30,000.00	Provisional sum - more information required on existing services provision from BAM
3	Column lighting on path from new centre to path junction near zip wire (- possibly using Oban lantern by suppliers Candela Light - black finish in older part of park north of MTB trail head and around BPAH in a silver finish) (Not definite where connection can be made so this is just run distance from main entrance to path junction) Allow for feeder pillar and likely separate metering.	155	£35,000.00	MSL quote
4a	Skatepark floodlighting (seek lighting supplier advice on necessary recognised lux levels and resulting number of columns / lantern units etc)		£75,000.00	Provisional sum - based on distance from main building and services + 4 x columns
4b	Some form of adjacent hanging around and spectator seating as there is no seating at all at the moment by the skatepark - desirably perhaps something a little unusual in form complementing the skatepark design and dual facing also north as may end up delivering a tarmac pumptrack to the north from 106 funds (Could use e.g. polished concrete 'pebbles'. More angular concrete blocks would likely be seen as skateable objects causing conflict with those wanting to use as seating. Metal seating unless with handrests would likely be seen as grind rail for bmx bkes)	3	£7,712.00	Artform quote for 'Splash' seats
Landscaping				
5	Additional low formal hedge parallel to 9x9 to prevent cutting across slope from centre entrance - requirement will be linked to final choices on whether extra paths are provided as extra-overs by BAM dependent on pricing (double row box or similar 3 or 5 plants per meter as per supplier advice)	50	£1,250	Glendale quote
5b	Additional tarmac footpath from centre entrance direct to 9x9. May or may not be required for us to deliver dependent on pricing by BAM for this)	21	£21,000.00	Provisional sum - quote requested
5c	Additional path 9x9 entrance to oval May or may not be required for us to deliver dependent on pricing by BAM for this)	23	£23,000.00	Provisional sum - quote requested
5d	Tarmac footpath to skatepark from north to address inevitable desire line			Not required
6	Shrub planting adjacent and west of disabled bays to mitigate desire line not following path. Planting to match rest proposed for car park	25	£4,450.00	Glendale quote
7	Hedge screening to bin store (Ligustrum Ovalifolium - Privet - presumably planted as double row 5 plants per metre?)	38	£2,150.00	Glendale quote
8	Upgrade three seeded parking end bays to shrub planting. Planting to match rest proposed for car park	135	£1,500.00	Glendale quote
9a	Low hedge run omitted from BAM works parallel to coach bays to allow car park knee rail installation by NBBC - match Colour specification.	52	£3,650.00	GMP quote
9b	5x heavy standard trees omitted from BAM works parallel to coach bays to allow car park knee rail installation by NBBC - match colour species / spec.	5	£7,500.00	Provisional sum - TBC - quote requested
10	Add formal hedge boundary to Learn to Ride area	115	£6,150.00	Glendale quote
11	Provide bike stands immediately adjacent to Learn to Ride track (2 adult 4 junior 'Sheffield' type stands)	6	£1,278.00	Broxap (hoop type) @£63 ea + fitting (GMP) @ £150 ea X 6
Fencing				
13b	Parks standard timber boundary knee rail to car park to prevent unauthorised vehicle access to park from car park and access road	212	14,840.00	GMP quote for metal knee rail fencing
14a	Formal hedge planting to prevent access to 3x SUDS basins	379	£2,300.00	Glendale quote
14e	Metal estate fencing to prevent access to 3x SUDS	384	£38,400.00	GMP quote for estate fencing
		Total	£305,180.00	



SOCIAL VALUE DELIVERY AUDIT

Procure Partnerships Framework
Quarterly Audit of **E60 - Bedworth Physical Activity Hub** on behalf of **Nuneaton and Bedworth Borough Council**



FEBRUARY 2026

Executive Summary

Contractor Name: BAM Construction
Date of Audit: 01.09.26
Social Value Contact: Phil Eves
Project Value: £27.32m
Social Value Target: £6.63m
Social Value Achieved: £9.25m

Key Performance Indicators - Overview

Employability	
Target:	£469.3k
Achieved:	£1.81m

Responsible Business	
Target:	£6.16m
Achieved:	£7.44m

Wellbeing	
Target:	£5.4k
Achieved:	£4.2k

Environmental	
Target:	£0
Achieved:	£0

Improvement	
Target:	£0
Achieved:	£0

Advisor Feedback	
BAM have vastly exceeded their social value targets with clear evidence and high levels of accountability.	



Activity Summary

Metric	Observations	Steps to Rectify
Local full-time employees including supply chain, hired or retained for the contract duration from a targeted group	Including direct BAM employees and subcontracted staff, BAM have provided 60.03 FTEs worth of employment.	No action required.
Overall % of supply chain classed as local including both full time direct employees and subcontractors	53% of the supply chain has been sourced from within a 30 mile radius.	No action required.
Individuals employed full time on the contract who were previously long-term unemployed (for a year or longer)	4 previously unemployed candidates have been hired on this site, for a total of 4 weeks.	No action required.
Number of weeks of apprenticeships or T-Levels provided on the contract	7 apprentices and 5 T level students have been provided with 121 weeks of experience on this contract.	No action required.
Number of weeks of accredited training completed on the contract or during the year-supported by your organisation	36.4 weeks of training for BAM QS trainee.	No action required.
Number of staff hours spent on local school and college engagement visits including preparation time	65 hours spent on school and college engagement visits, with the most recent being a 9 hour 4D workshop with Birmingham City University.	No action required.
Number of hours of career mentoring provided to unemployed people	117 weeks of mentoring for unemployed people, such as through the King's Trust 12 week programme.	No action required.
Paid internships of 6 weeks or more	45 weeks of paid internships provided for 2 previously unemployed HCA Bootcamp participants.	No action required.
Number of weeks spent on student placements (unpaid)	4 placements, totalling 8.4 weeks, provided unpaid for beneficiaries from St Thomas More/HCA Bootcamps/Perryfields.	No action required.
Amount spent with VCSE's within the supply chain	£19.67k spent with VCSEs to date.	No action required.
The CCS score for the project	BAM have excelled with a perfect Considerate Contractors Scheme of 45/45.	No action required.



Activity Summary

Metric	Observations	Steps to Rectify
Amount spent locally or targeted within the supply chain	£9.03m spent with local suppliers to date, more than £1.5m above target.	No action required.
Number of hours of expert business advice given to VCSE's and MSME's	33 staff hours spent at Meet The Buyer event in Nuneaton.	No action required.
Number of volunteering hours for local community projects	72 hours of volunteering in the local community. Most recently, 44 hours dedicated to People In Action Community Support organisation.	No action required.
Donations and/or in-kind contributions to local community projects	£3000 donation to Artichoke Sanctuary project on Miner's Park in Bedworth to upskill local people.	No action required.

Appendix C

Main Swimming Pool



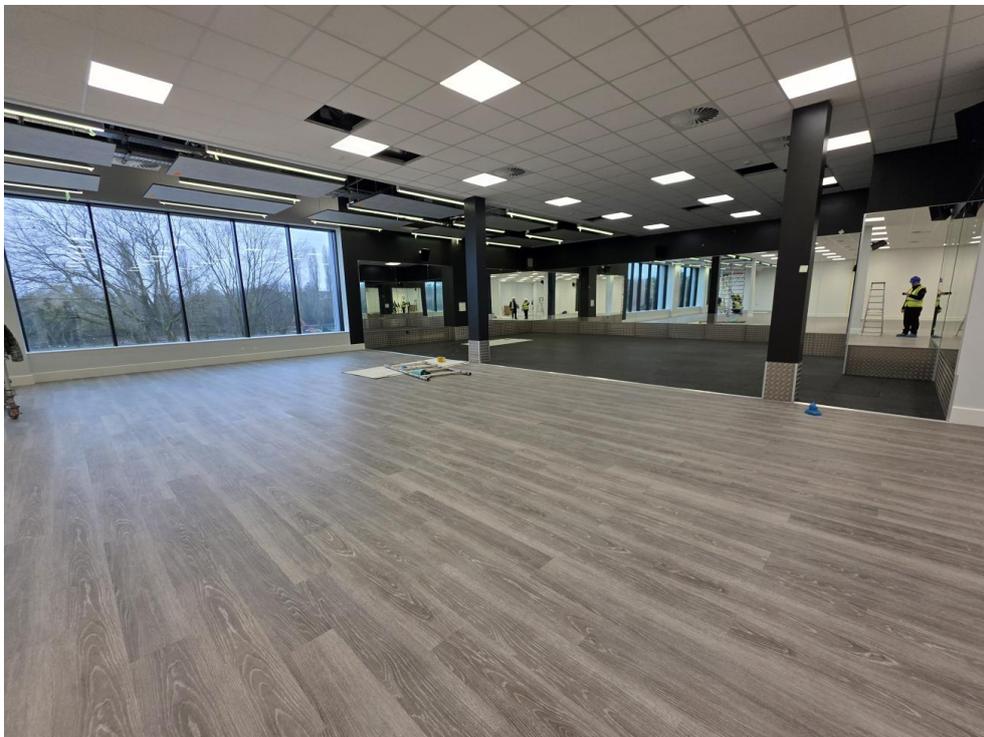
Sports Hall



Studio



Gym / Health & Fitness space



ENDS

AGENDA ITEM NO.8

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	4 th March 2026
Subject:	Sherbourne Recycling Ltd –Shareholder Agreement Amendments
Portfolio:	Communities & Public Services (Councillor K Price)
Responsible Officer:	Strategic Director – Public Services
Corporate Plan – Theme:	Live / Work
Corporate Plan – Aim:	3: Sponsor a sustainable green approach Embrace new and emerging technology
Ward Relevance:	All
Public or Private:	Public but appendix 1 and appendix 2 are confidential as commercially sensitive and by virtue of paragraph 3 of Part 1 of Schedule 12a to the Local Government Act 1972.
Forward Plan:	Yes
Subject to Call-in:	Yes

1. Purpose of report
- 1.1 This report provides Cabinet with an update on proposed changes for the management and governance at the Sherbourne Recycling facility and changes to the Shareholder Agreement.
2. Recommendations
- 2.1 That Cabinet Delegate authority to the Strategic Director Public Services, in consultation with the Assistant Director Democracy & Governance (the Monitoring Officer) and the Cabinet Member for Communities and Public Services to finalise and agree variations to the

Shareholder Agreement for Sherbourne Recycling Ltd and Sherbourne Recycling Trading Ltd; these changes will include:

- (a) Appointment of an independent non-executive chair;
 - (b) Enable the future provision of additional of an additional three non-executive director, if and when needed; and
 - (c) Amend the board voting rights from % weighting based on shareholding to one equal vote per board member.
- 2.2 That Cabinet delegates authority to the to the Strategic Director Public Services, in consultation with the Assistant Director Democracy & Governance (the Monitoring Officer) and the Cabinet Member for Communities and Public Services, to make variations (including variations from time to time thereafter) to Shareholders Agreement subject to:
- (a) they do not remove the following principles
 - i. an independent non-executive chair
 - ii. the reduction in number of non-executive director, if and when needed
 - iii. Amend the board voting rights from one equal vote per board member
 - iv. Changes to the composition of the board
 - (b) the ability to refer changes to either the Shareholder agreement or Waste Supply agreement to Cabinet for a decision where the Strategic Director – Public Services, after consultations, considers it is appropriate.
 - (c) subject to those changes being reported to Councillors via the Shareholder Committee as part of the Sherbourne Recycling reports.

3. Background & Context

- 3.1 Sherbourne Recycling Limited (SRL) (a teckal company (see glossary at the end of this report) was established in 2021, with the construction phase completed during 2023 and became operational in September 2023. SRL is the result of an innovative collaboration between eight local authorities in the West Midlands who invested £65M in the creation of a state-of-the-art Material Recycling Facility (MRF) integrating specialist artificial intelligence with optical sorters and robotics to produce high quality recycle destined for UK markets.
- 3.2 The current board composition is made up from eight nominated Council appointed directors, as well as the Managing Director and Company Secretary. The Council's Strategic Director for Public Services is the Council's nominated Board Director. There are currently no independent non-executive directors on the board.
- 3.3 SRL also has a trading subsidiary; Sherbourne Trading Ltd, whose board currently replicates the Board of the main company.
- 3.4 Under the existing Shareholder Agreement (appendix 1), it does not

make provision for an independent chair, non-executive independent chairs or for such directors to be remunerated. The current governance arrangements for the Chair of the Board, is that it rotates every twelve months between Council appointed directors unless otherwise agreed by the Board.

- 3.5 The current Board director voting rights are based on a % weighting to reflect the differing levels of investment made by each shareholding council.
- 3.6 SRL has achieved several initial successes, including securing its first external clients, contributing to national policy discussions, featured on the BBC's One Show and the 'living lab' is attracting work from major fast moving consumer good companies.
- 3.7 In 2025, SRL won three national awards:
- APSE's national award for best Commercialisation and Entrepreneurship Initiative.
 - Material Recycling World National Recycling Awards for Recycling Facility of the Year and Independent Operator of the Year.
- 3.8 It's industry good practice to review governance arrangements at certain points to ensure they remain effective, fit for purpose and aligned to changing business needs.

4. Body of report

- 4.1 This report recommends Cabinet approve delegated authority to enable amendments to the Sherbourne Recycling Ltd Group (SRL) Shareholder Agreement. This is to enable changes to be made to the board composition, as well as board director voting arrangements, so an independent non-executive Chair can be appointed.
- 4.2 The Changes to the Shareholder Agreement are recommendations from an independent external governance review, which was commissioned by the Board of Directors (with Shareholder support). This review was a commitment within the current SRL business plan, as the Board and Shareholders recognised company governance would need to evolve, as the business continues to develop and grow. The governance review is set out in appendix 2 and the current Shareholder Agreement is set out in appendix 1.
- 4.2 It's often expected that corporate governance arrangements are reviewed at appropriate times. In the case of SRL, it was expected that governance arrangements during the construction phase would need to be reviewed once there had been a period of operational running of the company. It was recognised that what is needed at construction phase and running a business are likely to be different.

- 4.3 The changes to the Shareholder Agreement will enable the appointment of an independent non-executive Chair to the Board of Directors, build in provision to enable the appointment of additional independent non-executive directors (if needed in the future) and amend board voting rights, so that all Board members including the new Chair and the Managing Director, all have an equal vote.
- 4.4 A key change will be the appointment of an independent Chair of the Board, as it will enhance the link between the Board and Shareholders, as well as between the Board and the company's management team. An externally appointed Chair will have the time to commit to meeting these needs, as the business continues to evolve.
- 4.5 The role of the Chair is not just about effectively chairing meetings, but to add value to the running of the business. The role of the chair is primarily focused on the following:
- Set the agenda for board deliberations, with a primary focus on strategy, value creation, performance, culture, stakeholders and accountability.
 - Ensure issues relevant to these areas are reserved for board decision.
 - Set the boardroom culture.
 - Encourage all directors to engage in board and committee meetings, contributing the benefits of their skills, experience and knowledge.
 - Develop a productive working relationship with the Managing Director.
- 4.6 The Chair is responsible for ensuring that:
- Adequate time is made available for proper discussion of all agenda items at board meetings, particularly discussions on strategy.
 - There is a timely flow of accurate, high quality and clear information to board members.
 - The board decides the nature and extent of significant risks that the company is willing to accept in the implementation of the company's strategy.
 - All directors are aware of their duties and can discharge them.
 - The board listens to the views of shareholders and other key stakeholders, such as the workforce and customers.
- 4.7 An independent Chair will provide continuity, as and when, there is natural churn of Council appointed directors. The current arrangement of rotating a Chair every twelve months does not enable this to be undertaken in an effective way and is not a commonly found in company boards.

- 4.8 An independent Chair would normally serve a minimum term of at least three years to enable the time to have an impact, with an option for a further three years subject to shareholder approval.
- 4.9 This change also provides an opportunity for the Board to bring in some additional skills and expertise, where there are gaps. In addition, the Local Government Association/HM Treasury governance toolkit for teckal companies and the UK Code of Corporate Governance, recommend independent non-executive board directors (iNEDs).
- 4.10 Built into this change includes provision for the future; if there is a case where additional independent non-executive directors are needed e.g. to support Sherbourne Trading Ltd. This change would allow for up to three further iNEDs to be added to the board, if there was a business need and subject to shareholder approval. It also is recognised that with Local Government Re-organisation, the number of Council appointed directors will reduce from eight to either four or five, so this is a sensible way of future proofing the governance review.
- 4.11 The current SRL Board Director voting rights are based on a % weighting to reflect the differing levels of investment made by each shareholding council. An independent Chair (and additional iNEDs) would expect to have a vote on board related matters due to the fiduciary duties they would hold as being a registered Director at Companies House. Therefore, there also needs to be a change to the Shareholder Agreement by moving away from % weighting, to one equal vote per board director. This will include the Managing Director having a vote due to their fiduciary duties as being a Director at Companies House, as well as a key signatory for contracts on behalf of the business.
- 4.12 The voting rights of Shareholders for reserved matters will not be affected by this change and would continue to retain their % vote weighting as per the original Delegations Policy, as set out in the Shareholders Agreement.
- 4.13 All eight shareholding Councils must formally agree delegated authority to amend the Shareholder Agreement, for the changes to Shareholder Agreement to be implemented. At SRL's November shareholder Panel, there was in principle support for the appointment an independent Chair and the other changes, as set out in this report. Formal decisions are being progressed by all eight shareholders.
- 4.14 Additional changes will also need be made to reflect the extra governance changes highlighted in this report, which will need to be made due to the governance review.

5. Financial Implications

- 5.1 There are no direct financial implications because of this report. The independent Chair will be covered within SRL's financial envelope.

6. Legal Implications

- 6.1 An external legal company has drafted the changes to the shareholders agreement, which all eight partners will be party to the same agreement and required to formally sign the documentation.

- 6.2 In addition to applicable provisions in the Companies Act 2006, Part V of the Local Government and Housing Act 1989 sets out the local authority company framework. This is supplemented by The Local Authorities (Companies) Order 1995. Where a regulated company is controlled or influenced by two or more local authorities, article 18(4) of the 1995 Order provides that the extent of each authority's involvement in the company shall be determined by agreement with the other relevant authorities – in other words, through the shareholder agreement and any other inter-party agreements the authorities may execute. No single authority can act unilaterally and that is why changes of this kind are being presented for a decision by each shareholder authority.

- 6.3 Statutory guidance on local authority trading companies was withdrawn in 2014 and has not been replaced. However, the Institute of Directors has published Corporate Governance Guidance and Principles for Unlisted Companies in the UK. One principle confirms the importance of a periodic appraisal of company performance (including governance), collective decision-making and the role of individual directors.

- 6.4 It is recognised that a new company will require an initial stage to settle in and that it is then appropriate to re-visit the arrangements to see if they are working well and/or change is needed. A governance review of the kind undertaken is therefore a good sign i.e. it should not be read as indicative of problems, but rather that there is strength of purpose, rigorous scrutiny and a commitment to making the company a sound local authority venture.

- 6.5 The governance review report (confidential Appendix 1) and the Shareholder Agreement (confidential Appendix 2) are exempt information for the purposes of paragraph 3 of Schedule 12A to the Local Government Act 1972 – information that pertains to the financial or business affairs of any individual or organization, including the authority itself, can be exempt if disclosure would harm those interests. The interests are those of Nuneaton and Bedworth Borough Council and of Sherbourne Recycling Limited and Sherbourne Trading Limited (STL). SRL and STL operate in a commercial and competitive market where confidence in their operations and the protection of commercially

sensitive information is vital to their success, including the ability to secure and maintain future contracts with third parties.

- 6.6 The public interest in disclosure does not currently outweigh the public interest in maintaining the exemption, given the shareholder (and operational) interests of Nuneaton and Bedworth Borough Council and SRL/STL in the continuing commercial success of both companies. The Shareholder Agreement will remain exempt from disclosure for the duration of the existence of both companies. It is recommended that the status of the governance review report could be reviewed after a period of three years from implementation of the recommendations set out there in i.e. whether it remains in the public interest to maintain the exemption in full or whether parts of the report could be disclosed given the elapse of time.

7. Equalities implications

- 7.1 No direct equal opportunities implications at this time.

8. Health implications

- 8.1 There are no health and wellbeing implications because of this report.

9. Climate and environmental implications

- 9.1 There are no climate and environmental implications because of this report.

10. Section 17 Crime and Disorder Implications

- 10.1 There are no Crime and Disorder implications because of this report.

11. Risk management implications

- 11.1 Having independence on company boards is recommended good corporate governance. An independent non-executive Chair will have the time and experience to work between the Shareholders, Board and Management Team. Rotating the Chair from within the existing Council nominated directors every twelve months is not an effective form of board governance. An independent Chair will also provide continuity of Board leadership when there is natural churn of Council nominated directors.

- 11.2 All eight shareholding Councils must formally agree to amend the Shareholder Agreement, for the board governance changes to be implemented.

- 11.3 The voting rights of Shareholders for reserved matters will not be affected by this change.

- 11.4 SRL is a commercially focused business, and future proofing corporate governance arrangements by making provision for additional iNEDs if and when needed, will mean changes can be made more dynamically based on the operating environment.
- 11.5 Shareholders and nominated directors were consulted on the governance development review by an external consultant from corporate governance specialists Campbell Tickell.

Human resources implications

12.1 There are no human resources implications because of this report.

12. Options considered and reason for their rejection

13.1 Three alternative options considered by the Board and Shareholders were:

- Appointing an independent Chair without voting rights: The professional advice is not to do that. A Chair of a board would expect to have a vote on decision making matters of the Board. Having a vote will ensue personal investment in SRL and therefore a vested interest in its success.
- Not appointing an independent Chair: The annual rotation of Chair by Council appointed directors is not effective corporate governance, as does not provide the board with continuity of leadership. Council appointed Chair's often lack the additional time commitment needed for this role.
- Not having the ability to appoint Independent Non-Executive Directors. The professional advice is that business evolves and looks to grow it is useful to have the ability to appoint such skills to the Board. The appointment of such Non-Executive Directors will require a Board recommendation to Shareholder Panel for a decision to enables Shareholders to inform the decision-making process.

13. Appendices

Appendix 1 – Shareholder Agreement (confidential).

Appendix 2 – Governance Review (confidential).

14. Background papers

19th February 2025 – Sherbourne Recycling report to Cabinet

15. Report Writer Details:

Officer Job Title: Strategic Director – Public Services

Officer Name: Kevin Hollis

Officer Email Address: kevin.hollis@nuneatonandbedworth.gov.uk

Glossary:

Teckal company:

SRL is a teckal company and wholly owned by its eight local authority owners. To ensure Teckal compliance there are two key tests that SRL must meet: the control test; and the functional test.

This means the local authority(ies) must control all the shares in the company and must also exercise effective day-to-day control over its affairs; in other words, the same as the relationship between the Council and one of its internal directorates.

This is achieved through the governance structure. The company must be “inwardly and not outwardly focused”. The directive requires that at least 80% of the activity of the Teckal company – that is, over 80% of its turnover – must be for its public sector owners. Any contracts with other public sector bodies or private sector entities will not benefit from the Teckal exemption and the company will have to tender in the ordinary way for such contracts in accordance with any applicable procurement legislation.

Independent Non-executive Director:

The term non-executive director refers to an independent advisor for a company’s board of directors who is involved in policymaking and planning exercises. They must act in the interest of corporate stakeholders. A non-executive director is a board member but isn’t a company employee, which means they don’t engage in the day-to-day management of the organisation.

AGENDA ITEM NO. 9

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	4 March 2026
Subject:	LGA Peer Review Action Plan
Portfolio:	All
Responsible Officer:	Chief Executive Officer
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. To present the Council's LGA Corporate Peer Challenge Action Plan developed in response to the Peer Review undertaken in late 2025, and to seek Cabinet approval for its adoption.
- 1.2. The Action Plan sets out the Council's proposed approach to addressing the recommendations made by the LGA Peer Review Team and establishes clear actions, milestones, and accountability for delivery.

2. Recommendations

- 2.1. That Cabinet approves the LGA Peer Review Action Plan, attached at Appendix A.
- 2.2. That the Action Plan is issued to each Overview and Scrutiny Panel (OSP) for consideration as part of their 2026/27 programme.

3. Background

- 3.1. The Local Government Association (LGA) conducted a Corporate Peer Challenge at the Council in late 2025 as part of its national sector-led improvement programme.
- 3.2. Peer Reviews help councils strengthen leadership, governance, financial planning, and organisational effectiveness by offering external challenge and support.
- 3.3. The Peer Review Team's final report set out a series of recommendations to support the Council's continued development.
- 3.4. In response, the Council has developed an Action Plan to ensure the recommendations are implemented effectively.
- 3.5. Council considered the Peer Review findings and agreed in that a detailed Action Plan should be developed and brought forward to Cabinet and Scrutiny. However, due to capacity constraints, and timing pressures, it was not possible to complete the Action Plan and present it to OSPs during January and February 2026.

4. Body of report and reason for recommendations

- 4.1. The LGA Peer Review Action Plan provides a coordinated programme of activity designed to respond to each recommendation in full.
- 4.2. The plan identifies specific actions, responsible leads, and timescales to ensure that progress can be monitored and that there is clear accountability.
- 4.3. Implementing the plan will support improved organisational performance, strengthen governance, and further embed the Council's strategic direction.
- 4.4. The plan will be reviewed regularly by Corporate Management Team, and the Council will also report back to the Peer Review team.
- 4.5. Due to the need to publish the plan, it has not been possible to present the report to scrutiny prior to Cabinet. For these reasons, Cabinet is asked to approve the Action Plan to allow work to commence at pace.

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

- 5.1. The Action Plan has been developed in consultation with Senior Officers, Cabinet, and through discussions with the LGA Peer Review Team.
6. Financial Implications
 - 6.1. Any financial implications associated with delivering the Action Plan have been considered as part of the budget planning process for 2026/27. Where additional resources are required, these will be subject to separate approval processes.
7. Legal Implications
 - 7.1. None identified at this level. Any legal implications arising from individual actions will be considered during implementation in accordance with standard governance processes.
8. Equalities implications
 - 8.1. None identified at this level. Each action may have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.
9. Health implications
 - 9.1. None identified at this level. However, the plan has actions within it which have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.
10. Climate and environmental implications
 - 10.1. None identified at this level. Any actions with environmental impacts will be subject to appropriate assessment and management at delivery stage.
11. Section 17 Crime and Disorder Implications
 - 11.1. None identified at this level. Each action may have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.
12. Human resources implications
 - 12.1. Any workforce implications will be managed through normal HR processes.
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	If Cabinet does not adopt the Action Plan, the Council would not respond effectively to the LGA Peer Review recommendations, which may weaken governance, improvement activity, and sector-led assurance.
B	Request revision	The Action Plan has been developed with input from Senior Officers, Cabinet, and the LGA, and is considered robust and ready for implementation.

14. Conclusion

14.1. The LGA Peer Review Action Plan provides a clear and structured approach for responding to the recommendations made during the 2025 Peer Review.

14.2. Cabinet approval will enable the Council to progress activity that strengthens leadership, governance, financial sustainability, and organisational effectiveness.

15. Appendices

15.1. Please note the following appendices:

- i. Appendix A – LGA Corporate Peer Challenge Action Plan

16. Background papers

16.1. Please note the following background papers:

- i. LGA Corporate Peer Challenge Final Report (2025)

17. Report Writer Details:

Officer Job Title: Chief Executive Officer

Officer Name: Tom Shardlow

Officer Email Address: tom.shardlow@nuneatonandbedworth.gov.uk

Local Government Association Corporate Peer Challenge October 2025
Nuneaton and Bedworth Borough Council Acton Plan

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
1. Strengthen the embedding of the Corporate Plan across the organisation by ensuring all councillors, officers, and partners have a consistent understanding of the council's priority areas and how their work contributes to them.	Update service and delivery plan templates to align for Corporate Plan priorities and measures.	Templates finalised applied for FY 2026/27.	Templates sampled for updating.	Strategic Directors / Assistant Directors.
	Standardise the ADR template with a section for personal objectives linked to Corporate Plan outcomes and quarterly check-ins. Decision as to whether ADRs are to be mandatory.	New PDR template live from Summer 2026 and a complete cycle by end 2026/7.	HR reports on ADR /121 completion and quality (sampling).	HR & OD Lead; Service Managers.
	Deliver a rolling programme of in-person engagement workshops for all services (Town Hall & Depot), including	Workshop series Summer / Autumn 2026 (at least one per service).	Attendance/feedback forms per session; summary to CET.	TS / SD's.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
	partner briefings.			
2. Develop a clear and comprehensive approach for addressing gaps in the MTFP, setting out how the council will meet its budget gaps, the timelines for delivery, and the potential impact of commercial income and activity on its budget.	Consider capacity in the finance team to allow senior finance officers to focus on strategic issues, including addressing the projected shortfall in the MTFP.	Resource consideration in line with budget setting 26/27.	CET update; Finance & Resources.	S151 Officer.
	Further develop the financial risk register to improve oversight and management of potential financial exposures.	Updated risk register framework live by Feb 2026.	Risk registers periodically Cabinet and Council.	S151 Officer; AD for Democracy and Governance, CEO.
	Raise more awareness of what staff need to do in terms of the MTFP i.e. a schedule for the year to show what is needed monthly/ yearly.	Training session to SLT in Aug/Sept with the new strategy and which links to the transformation action plan.	Compliance checks by Finance; monthly returns rate.	S151 / Finance Business Partners.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
		Then be fed down to service managers by AD		
3. Review the council's delegations to ensure decisions sit at the right level, support timely governance, and enable councillors to lead strategically while officers focus on delivery of priorities.	The transformation strategy needs to link to the MTFP.	Transformation–MTFS alignment agreed Summer 2026	Benefits tracking in PMO dashboard; gateway reviews.	AD for Digital and Business Change; S151.
4. Strengthen the coherence of the council's regeneration agenda by ensuring the overall vision, programme structure, and links to economic development are clearly articulated.	Benchmark scheme of delegation's vs peers; propose revisions to Constitution Review Working Party and Audit and Standards Committee	Benchmarking Feb–Mar 2026; CRC decision by May 2026.	CRC reports; legal sign-off.	AD for Democracy and Governance.; Legal Team.
	Revisit the full business cases for the Nuneaton town centre investments to ensure the current Cabinet and CET understand the whole-life financial implications and risks. Benefits realisation and	FBC review concluded by May 2026; benefits tracking starts May 2026.	Quarterly CRPB; financial dashboard.	Strategic Director Responsible for Regeneration (subject to review at time of print) Finance; AD for Digital and Business Change.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
	report these on a regular basis.			
	Consider additional external support to explore private sector investment opportunities and maximise the benefits of regeneration projects.	Commission by Summer 2026; options report by September 2026.	Reports to CET/Cabinet; investment pipeline tracker.	Regeneration; Procurement; External advisor.
	Develop a coordinated communications strategy for regeneration projects that clearly links them to the overall borough vision and provides consistent messaging for both internal and external audiences.	Comms strategy approved by Summer 2026 campaign runs thereafter.	Comms metrics (reach/engagement); sentiment tracking.	Comms Manager; Regeneration Director.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
	Banners/ artwork to show the borough what is being developed/ coming soon. Ensure marketing is enhanced e.g. for food court.	On-site visuals installed by May 2026.	Site inspections; footfall and business feedback.	Regeneration; Comms; Property Services.
5. Enhance the council's internal and external communications so that the vision and narrative are clearly conveyed through coordinated, up-to-date and consistent approaches.	Explore the use of external resource (e.g. local students) to provide additional capacity and creative thinking for the council and move beyond more traditional comms approaches such as reliance on issuing press releases (e.g. social media).	Pilot explored by Summer 2026.	Content output and engagement analytics.	Comms Manager; HR.
	Review how to effectively communicate with staff who are working a more hybrid way, and how	Hybrid comms approach live April 2026.	Staff pulse survey on communications effectiveness.	Comms; HR; Service Leads.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
	formal and informal methods can support this including opportunities for more networking.			
	Look at updating flexible working policy/ minimum number of times that staff should come into the town hall/ depot. Look at opportunities for staff collaboration.	Policy updates drafted Summer 2026; implemented thereafter.	HR compliance reports; feedback sessions.	HR; CEO/SDs.
	Group to be pulled together to look at agile work policy.	Group convened Feb 2026; proposals by April 2026.	CET review of recommendations and implementation.	HR; Representatives from services.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
6. Consider the impact of different ways of working on the organisational culture, in particular the impact of remote and hybrid working.	Organise regular face-to-face opportunities for officers to meet, collaborate, and build cohesion, particularly during periods of significant change such as LGR.	First round in May 2026; ongoing quarterly.	Attendance and feedback; cross-team collaboration metrics.	HR; SD's AD's.
7. Ensure there are opportunities to reflect on scrutiny and regularly review its effectiveness to make sure it continues to meet the evolving needs of the council.	Seek to appoint an independent member onto the audit & standards committee. Annual scrutiny effectiveness review and training plan.	Co-opted Members appointed before end of the 2025 calendar year. One for each OSP and the Audit and Standards Committee where vacancies existed. Co-opted members commence January 2026.	Actioned	Monitoring Officer; Democratic Services. Scrutiny Officer

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
<p>8. Review staff and member development needs and develop an approach based on need and current context.</p>	<p>Finalise the new People Strategy, consider staff development and the links to the council plan priorities and the annual development process.</p>	<p>People Strategy approved by Feb 2026.</p>	<p>Quarterly HR/OD reports; PDR alignment checks.</p>	<p>HR; CEO; SDs.</p>
	<p>Link the organisational development approach to the corporate plan so there is a workforce which is well equipped to deliver.</p>	<p>OD roadmap published May 2026.</p>	<p>Skills matrix tracking; programme KPIs.</p>	<p>HR Service Managers.</p>
	<p>Review compulsory training requirements as part of the People Strategy, considering staff feedback on the courses and in person attendance.</p>	<p>Training review completed by June 2026; updated offer from September 2026.</p>	<p>Training completion and satisfaction metrics.</p>	<p>HR</p>

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
	Review the member development programme and budget. After election period.	Member programme reviewed by July 2026.	Member development attendance and evaluation.	Democratic Services; Group Leaders.
9. Review staff and member development needs and develop an approach based on need and current context. Undertake a staff survey using an external provider to gain an independent view, benchmark the council's position, and inform staff engagement and networking opportunities.	Ensure staff feedback is considered.	Provider appointed by Summer 2026; survey fieldwork late 2026; action plan thereafter.	Survey KPIs (response rate, engagement index); action plan tracker.	HR; Comms.
	Annual anonymous survey/ in person feedback sessions with staff.	Action plan updates quarterly starting second half 2026.	CET quarterly review; update to Staff Forum.	HR; Directorate Leads.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
10. Ensure the council continues to play an active role in the LGR process and regularly reviews the impacts on the organisation and the community.	Maintain active participation in LGR workstreams; assess organisational and community impacts quarterly.	Ongoing through 2026; quarterly reviews.	CEO report to Cabinet/CET; risk and impact logs.	CEO; Strategic Directors; Monitoring Officer; Programme Office.
11. Continue to modernise and embed the approach to performance management to ensure consistent, effective monitoring, reporting, and delivery of the council's priorities	Review lessons learned standard after every project stage; central repository. Refresh corporate KPI set; automate dashboards.	Start Q1 2026/27 Q2 2026/27	CPRB (highlight reports and closure reports). Integrated Performance Reports to OSP's.; closure reports Quarterly to Cabinet & Scrutiny	Assistant Director Digital and Business Change, PMO +AD - Democracy and Governance.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
<p>12. Strengthen relationships with partners, including the voluntary and community sector to build on existing positive engagement and enhance collaborative working to deliver council priorities.</p>	<p>Continue to develop relationships with Warwickshire County Council and with County councillors in particular.</p>	<p>Quarterly joint meetings starting July 2026.</p>	<p>Meeting action logs; joint KPIs.</p>	<p>CEO; SDs; Economic Development.; Communities; Strategic Housing</p>
	<p>Share forward plans with internal and external stakeholders to manage expectations, communicate realistic timescales for significant projects, and clarify the steps required to achieve longer-term outcomes, such as those related to economic development.</p>	<p>Establish stakeholder list by April 2026 with forward plans published bi-annually starting July 2026.</p>	<p>Delivery milestones tracked by Programme Office.</p>	<p>SD's / AD's.</p>

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
	Further develop external relationships by working closely with partners such as the arts sector, MIRA Technology Park, the Business Improvement District, and the Towns Fund Board.	Partnership MOUs by June 2026; joint initiatives launched Q3 2026.	Partnership board reports; benefits tracking.	SD's / Regeneration / Economic Development; Communities.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
<p>13. Clarify the council's extended functions to ensure there is a clear understanding of which activities fall outside of a borough council's usual span of activity and be clear on who is best to deliver.</p>	<p>Review of functions delivered beyond the usual borough remit; recommend delivery ownership and funding.</p>	<p>Review completed by May 2026; recommendations by June 2026.</p>	<p>Report to CET/Cabinet; implementation tracker.</p>	<p>CEO; Monitoring Officer; S151 Officer; AD Digital & Business Change.</p>

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
14. Further strengthen the Annual Governance Statement to clearly reflect changes and improvements in governance alongside an action plan for how the council intends to address them.	Confirm complete status and ensure AGS action plan. MO to clarify with CPR team.	Q4 2025/26	Audit & Standards	Monitoring Officer
15. Continue embedding and monitoring the council's risk management approach and maintain a grip on the new approach.	Begin sample checking of sources of assurance.	Sampling starts Jan 2026; quarterly thereafter.	Assurance sampling reports; Audit & Standards updates.	Risk Lead
	CET agenda updated to cover 'Risk' from December.	CET agenda live Dec 2025 and ongoing.	CET minutes; risk heatmap trends.	CEO; CET PA
	Training- action from risk management strategy.	Training 26/27 refresher annually.	Training attendance; risk register quality audits.	AD - Democracy and Governance ; HR; Services.

RECOMMENDATION	ACTIONS	TIMESCALES	MONITORING METHOD	LEAD RESPONSIBILITY FOR ACTION
<p>16. Consider how the strategic directors can fulfil their role for the organisation in the context of ensuring officers are taking ownership at the appropriate levels and SDs remain focused on strategic rather than operational issues.</p>	<p>Define operating model clarifying ownership at service levels; SDs focus on strategy and assurance.</p>	<p>Operating model agreed by Summer 2026 following SLT restructure.</p>	<p>CET reviews; programme health checks.</p>	<p>CEO; SDs; PMO.</p>
	<p>Introduce escalation framework and RACI across programmes.</p>	<p>RACI rolled out April–May 2026.</p>	<p>PMO audits of RACI usage.</p>	<p>SDs; PMO.</p>
	<p>Quarterly SD-led strategic reviews; operational issues owned by service managers.</p>	<p>First strategic reviews in June 2026.</p>	<p>Action logs and outcome tracking.</p>	<p>SDs; AD's</p>

AGENDA ITEM NO. 10

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	4 March 2026
Subject:	Corporate Plan Delivery Plan 2026/2027
Portfolio:	All
Responsible Officer:	Chief Executive Officer
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. To present the refreshed Corporate Delivery Plan for the 2026/27 financial year and seek Cabinet approval for its adoption.
- 1.2. The Delivery Plan sets out the detailed actions, and performance measures that will support the achievement of the Council's strategic priorities.

2. Recommendations

- 2.1. That Cabinet approves the Corporate Delivery Plan 2026/27, attached at Appendix A, as the annual delivery plan underpinning the Corporate Plan, for its implementation from 1 April 2026.

3. Background

- 3.1. The Corporate Plan outlines the long-term vision 2025 - 2029 and strategic direction for the Council.

- 3.2. To ensure effective and relevant delivery, a refreshed Delivery Plan is produced each financial year.
 - 3.3. The Delivery Plan translates the Council's strategic priorities into clear, time-bound actions, enabling progress to be tracked and reported.
 - 3.4. The 2026/27 Delivery Plan builds on the achievements of the previous year and reflects updated corporate priorities.
4. Body of report and reason for recommendations
- 4.1. The Corporate Delivery Plan 2026/27 provides a structured programme of activity that aligns directorate plans with the Council's strategic objectives.
 - 4.2. The plan sets out specific deliverables, responsible leads, and expected outcomes, ensuring visibility and accountability for delivery.
 - 4.3. Refreshing the plan annually ensures it remains responsive to the changing environment.
 - 4.4. Adoption of the updated plan will allow officers to progress delivery from the start of the 2026/27 financial year and provide a clear framework for performance reporting to Cabinet and Scrutiny.
 - 4.5. For these reasons, Cabinet is asked to approve the Corporate Delivery Plan 2026/27.
5. Consultation with the public, members, officers and associated stakeholders
- 5.1. The plan has been produced in consultation with Senior Officers and Cabinet.
6. Financial Implications
- 6.1. As the plan forms part of the Council's core activity for the forthcoming financial year, any budgetary implications have been captured in the annual budget setting process.
7. Legal Implications
- 7.1. None identified at this level. Each action may have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.
8. Equalities implications

8.1. None identified at this level. Each action may have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.

9. Health implications

9.1. None identified at this level. However, the plan has actions within it which have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.

10. Climate and environmental implications

10.1. None identified at this level. However, the plan has actions within it which have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.

11. Section 17 Crime and Disorder Implications

11.1. None identified at this level. Each action may have implications arising which will be managed at a project / delivery level in line with Council business as usual activity.

12. Human resources implications

12.1. None 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	If Cabinet does not adopt the delivery plan, then it will be challenging to progress outcomes inline with the Corporate Plan.
B	Request revision	Senior Officers and Cabinet have supported the drafting of the plan.

14. Conclusion

14.1. The refreshed Corporate Delivery Plan 2026/27 provides a clear framework for delivering the Council's strategic priorities in the year ahead.

14.2. Approval of the plan will ensure a focused, accountable, and measurable approach to delivery across all service areas.

15. Appendices

15.1. Please note the following appendices:

- i. Appendix A – [Corporate Delivery Plan 26/27]

16. Background papers

16.1. Please note the following background papers:

- i. Corporate Delivery Plan 2025 – 2029

17. Report Writer Details:

Officer Job Title: Chief Executive Officer

Officer Name: Tom Shardlow

Officer Email Address: tom.shardlow@nuneatonandbedworth.gov.uk



Nuneaton and Bedworth Borough Council
Strategic Delivery Plan
2025-29

Theme
Place and Prosperity

Reference	Aims
PP1	Enabling Local Jobs
PP2	Supporting Businesses
PP3	Regeneration of our Town Centres

Reference	Objectives	Reference	Specific Actions	Measurement	Timelines	Portfolio	Lead Officer
PP1 PP3	Regenerate Nuneaton Town Centre: Completing the Transforming Nuneaton Programme	PP1.1 PP3.1 PP1.2	Deal with relevant town centre planning applications in a timely manner	Applications dealt with in accordance with statutory deadlines.	Ongoing	Planning and Enforcement	AD: Planning
		PP3.1 PP1.3 PP3.2	Completion of Grayson Place development including Public Realm	Sign off and construction	Summer 2026	Business and Regeneration	AD: Economy & Regeneration
			Completion of Bridge to Living scheme	Demolition and ground work completed	May-26	Business and Regeneration	AD: Economy & Regeneration
PP3	Establish an increased number of residential properties within the Town Centres	PP3.3	Ensuring planning policy positively supports sustainable town centre living.	Monitoring BPR policies related to the town centre	Ongoing	Planning and Enforcement	AD: Planning
		PP3.4	Supporting the conversion of vacant or under-used commercial floorspace to residential use where appropriate by determining planning applications in a timely manner.	Applications dealt with in accordance with statutory deadlines.	Ongoing	Planning and Enforcement	AD: Planning
		PP3.5	Support WCC in development of residential scheme at Vicarage Street	Land Transfer Complete	Ongoing	Business and Regeneration	AD: Economy & Regeneration
PP2	Help local businesses thrive, support new business incubation and reduce the number of vacant units	PP2.1 PP2.2	Ensuring planning policy positively provides flexibility to support local businesses. Support Nuneaton BID to develop business support initiative	Monitoring BPR policies related to the economy Businesses supported	Ongoing Ongoing	Planning and Enforcement Business and Regeneration	AD: Planning SM: Lorraine Allen
		PP2.3	Complete refurbishment of Bedworth market	Phase 1 completion, attract new trader	Jul-26	Business and Regeneration	SM: Lorraine Allen
		PP2.4	Redesign business support offer in line with amended ED strategy following WCC funding cuts	Draft ED strategy	Jul-26	Business and Regeneration	AD: Economy & Regeneration
		PP2.5	Support pride in place business support initiatives	Number of businesses supported	Sept 26 and ongoing	Business and Regeneration	AD: Economy & Regeneration
PP2	Continue to promote and enable events across the borough	PP2.6	Work with Nuneaton BID and Paddle operators to generate a comprehensive local events program	Number of new events introduced	Jun-26	Business and Regeneration	AD: Economy & Regeneration
		PP2.7	Support events program for Pride in Bedworth	Number of new events introduced	Jul-26	Business and Regeneration	AD: Economy & Regeneration
PP2	Continue to develop and help our markets to thrive	PP2.8	Complete Bedworth market refurbishment phase 1 and facilitate phase 2 plan with Pride in Bedworth	Full refurbishment complete	Nov-26	Business and Regeneration	AD: Economy & Regeneration
		PP2.9	Develop marketing strategy for the markets to attract new traders	Number of new traders	Jul-26	Business and Regeneration	AD: Economy & Regeneration
PP2	Work with the business community to strengthen business in the whole borough	PP2.10	Develop new ED strategy focusing on inward investment, local supply chain and start up support	Number of businesses supported	Sep-26	Business and Regeneration	AD: Economy & Regeneration
PP2 PP3	Deliver a regeneration plan for Bedworth town centre	PP2.11 PP3.6	Support delivery of Pride in Bedworth initiative	Number of initiatives supported	Ongoing	Business and Regeneration	AD: Economy & Regeneration
		PP3.7	Complete refurbishment of Bedworth Market	Refurbishment complete	Jul-26	Business and Regeneration	AD: Economy & Regeneration
PP2 PP3	Promote, and support our town centre economies	PP2.12 PP3.8 PP2.13 PP3.9	Developing a Marketing Strategy covering markets, Town Centres and inward investment Support Nuneaton BID and Believe in Bedworth initiatives	Strategy complete Agree strategies	Jul-26 Ongoing	Business and Regeneration Business and Regeneration	AD: Economy & Regeneration AD: Economy & Regeneration

Theme
Housing, Health & Communities

Reference	Aims
HHC1	Promoting Healthy Lifestyles
HHC2	Supporting Vulnerable Residents
HHC3	Building New Council Homes
HHC4	Strengthening Community Cohesion

Reference	Objectives	Reference	Specific Actions	Measurement	Timelines	Portfolio	Lead Officer
HHC1	Deliver the construction and opening of the Bedworth Physical Activity Hub (BPAH)	HHC1.1	Complete Phase 2 by demolishing old site and completing all weather pitches	Phase 2 Completion and opening external areas / car park and report to Cabinet in December 2026	Oct-26	Leisure, Communities and Health	AD: Recreation & Culture
HHC2	Focus on awareness and promotion of support services for mental health and wellbeing	HHC2.1	Implement resident campaigns to promote awareness of support services available, working with WCC Public Health.	Number of campaigns and initiatives delivered	Mar-27	Leisure, Communities and Health	AD: Recreation & Culture
		HHC2.2	Continue to participate in the Warwickshire Safeguarding Boards and inter agency partnership	Attendance at meetings, safeguarding referral processes	Ongoing	Resources and Central Services	AD: Democracy & Governance
HHC2	Facilitate warm, safe, sustainable and affordable housing	HHC2.3	Deliver the Social Housing Capital Programme to provide warm, safe homes	No of homes improved annua	Mar-27	Housing	Capital Investment Service Manager
		HHC2.4	Implement all legislative requirements relating to the phased introduction of Awaab's Law	Policies and Procedures in pla	Mar-27	Housing	AD: Social Housing and Community Safety
		HHC2.5	Update the Affordable Housing Supplementary Planning Document (SPD) to align with the policies in the adopted Borough Plan Review.	Affordable Housing SPD to be adopted	Jun-26	Planning and Enforcement	AD: Planning
HHC1 HHC2	Work with Public Health colleagues and Partners to address community inequalities	HHC1.2 HHC2.6	Work with stakeholders to create an action plan and deliverables against agreed priorities for Warwickshire North Place	Action Plan agreed	Mar-27	Leisure, Communities and Health	AD: Recreation & Culture
HHC1 HHC4	Promote active travel across the Borough	HHC1.2 HHC4.1	Ensure planning policy continues to prioritise active travel	Monitoring current BPR policies relating to on sustainable transport modes and active travel.	Ongoing	Planning and Enforcement	AD: Planning
		HHC1.3 HHC4.2	Work with partners to identify, promote and implement opportunities for increased active travel	Support WCC approved plans for active travel schemes across the Borough	Mar-27	Leisure, Communities and Health	AD: Recreation & Culture
		HHC4.3	Ensure relevant consultees are consulted on planning applications i.e Active Travel and WCC Highways	No of consultations on planning applications	Ongoing	Planning and Enforcement	AD: Planning
HHC3	Extend the Housing home building programme to provide more Council homes	HHC3.1	Deliver further new NBBC stock utilising Homes England Funding, One for One Receipt, acquisitions and S106 monies where applicable.	No of units developed	Mar-27	Housing	AD: Housing and Community Safety
		HHC3.2	Deliver new build site at Cheveral Road providing 8 homes	Homes Occupied	Sep-26	Housing	Construction Project Manager
		HHC3.3	Deliver new build site at Armson Road providing 15 homes	Homes Occupied	Sep-26	Housing	Construction Project Manager
		HHC3.4	Review and adopt a revised Social Housing Development and Acquisition Strategy	Strategy adopted	Mar-27	Housing	AD: Social Housing and Community Safety
		HHC3.5	Identify additional HRA land for future social housing development	One additional site identified	Dec-26	Housing	Construction Project Manager
HHC2 HHC4	Work with partners to prioritise community safety & empowerment	HHC4.4	Carry out at least 2 joint compliance check excersies with Wolverhampton Council on private hire vehicles and taxis in the Borough	Two excersies take place	Mar-27	Environment and Public Services	Service Manager - Environmental Health and Licensing
		HHC2.7 HHC4.5	Support the delivery of the Pride in Place funds for Bedworth and Camp Hill	Number of initiatives delivered	Ongoing	Business and Regeneration	AD: Economy & Regeneration
		HHC4.6	Allocation of Pride in Place Impact Funding based on outcomes of consultation process	All funding alloacted and spent by March 2027	Mar-27	Business and Regeneration	AD: Economy & Regeneration

Theme
Green Spaces and Environment

Reference	Alms
GSE1	Protecting our Natural Environment
GSE2	Improving Air Quality
GSE3	Creating Sustainable Communities

Reference	Objectives	Reference	Specific Actions	Measurement	Timelines	Portfolio	Lead Officer
GSE1	Review the Grounds Maintenance contract for the Borough	GSE1.1	Continue the review of procurement and delivery options	Report to OSP and Cabinet	Jun-26	Leisure, Communities and Health	AD: Recreation & Culture
		GSE1.2	Implement a new grounds maintenance delivery model	Report to OSP and Cabinet	Oct-26	Leisure, Communities and Health	AD: Recreation & Culture
GSE1	Celebrate the heritage within our green spaces, including museums, George Eliot, and local industry.	GSE1.3	Create a Public Art Strategy to compliment borough heritage	Report to OSP and Cabinet	May-27	Leisure, Communities and Health	AD: Recreation & Culture
		GSE1.4	Achieve continued Arts Council accreditation for the Museum	Obtain accreditation and publish on website	May-27	Leisure, Communities and Health	Museum & Arts Officer
		GSE1.5	Work with funding partners and other stakeholders to develop and deliver a programme of cultural activities across the borough	Report to OSP and Cabinet	May-27	Leisure, Communities and Health	AD: Recreation & Culture
		GSE1.6	Continue to embed the Cultural Strategy	Reports to OSP	May-27	Leisure, Communities and Health	AD: Recreation & Culture
GSE3	Decarbonise our Housing Stock and promote the decarbonisation of homes in the private sector	GSE3.1	Formulate and adopt a Social Housing Heating Strategy to improve energy efficiency and affordability	Strategy adopted	Apr-28	Housing	AD: Housing and Community Safety
GSE3	Support our residents to recycle more of thier housheold waste	GSE3.2	Carry out targeted communication plans to improve recycling rate	Communication with residents and updates on website	Jun-26	Environment and Public Services	Service Manager - Neighbourhoods
		GSE3.3	Implement weekly food waste collections	Implementation of weekly food waste collections	Oct-26	Environment and Public Services	Service Manager - Neighbourhoods
		GSE3.4	Full review of data capture and utilisation for the Waste service to improve the delivery of the service, reducing costs and increasing recycling	Introduce the use of powerBI, open access data and increased recycling	Jul-26	Environment and Public Services	Service Manager - Neighbourhoods
GSE1	Promote and develop play area facilities in line with the Parks and Green Space Strategy	GSE1.7	Embed the adopted Parks and Green Space Strategy	Reports to Cabinet	Mar-27	Leisure, Communities and Health	Parks & Green Spaces Manager
		GSE1.8	Commence delivery of the five year play area capital refurbishment programme	Report to OSP and website promotion of the works completed	May-29	Leisure, Communities and Health	Parks & Green Spaces Manager
GSE3	Establish a climate change strategy and delivery plan	GSE3.5	The climate and sustainability action plan will be reviewed in 2026/27 to generate a deliverable plan	Basis of plan created	Mar-27	Environment and Public Services	AD: Planning
GSE2	Work with partners to improve Air Quality across the Borough	GSE2.1	Update the Air Quality Supplementary Planning Document (SPD) to align with the policies in the adopted Borough Plan Review	SPD will be adopted	Dec-26	Planning and Enforcement	AD: Planning
		GSE2.2	Continue to actively monitor air quality in designated areas and submit Annual Status Reports to Defra	Submission of annual reports	Mar-27	Planning and Enforcement	Head of Safety & Environmental Health
		GSE2.3	Organise annual multi partner Steering Group meetings to progress and monitor the Air Quality action plan	Steering Group meeting organised	Mar-27	Planning and Enforcement	Head of Safety & Environmental Health
		GSE2.3	Produced an Air Quality action plan for the Borough following the removal of the existing Air Quality Action Zones	Creation of the action plan	Jun-26	Planning and Enforcement	Head of Safety & Environmental Health
GSE1	Explore opportunities to promote, protect and enhance biodiversity in the borough	GSE1.12	Delivery of biodiversity projects / offsets across the Borough	Number of completed projects	Mar-27	Leisure, Communities and Health & Planning and Enforcement	Parks & Green Spaces Manager

Theme
Your Council

Reference	Aims
YC1	Delivering Services Effectively
YC2	Delivering Services Efficiently
YC3	Ensuring Value for Money for our Taxpayers

Reference	Objectives	Reference	Specific Actions	Measurement	Timelines	Portfolio	Lead Officer
YC3	Conduct a Local Government Association Peer Review	YC3.1	Implement and deliver on the Action Plan	Completion of the action plan	Mar-27	All	Chief Executive & Senior Leadership Team
		YC3.2	Invite the Peer Review team back to discuss progress	Attendance at meeting(s)	Sep-27	All	Chief Executive & Senior Leadership Team
YC1 YC3	Increase the level of resident engagement and consultation	YC1.1	Undertake a Civic Honours public nomination process	Completion of the consultation process and report to the Civic Honours Committee	Nov-26	Resources and Central Services	AD: Democracy and Governance
		YC1.2 YC3.3	Adopt a Communications Strategy	Strategy in place	Sep-26	Resources and Central Services	SD - Corporate Resources
		YC1.3	Undertake a Communications health check via public consultation	Complete consultation	Sep-26	Resources and Central Services	SD - Corporate Resources
		YC1.4	Develop an Annual Report of achievements	Published on website	Sep-26	Resources and Central Services	SD - Corporate Resources
		YC1.14	Produce and publish a Tenant's Annual Report	Published on website	Oct-26	Housing	AD: Strategic Housing
YC1 YC2 YC3	Deliver a refreshed Council change plan to modernise services and deliver a modern organisation with an agile and effective structure that meets the needs of residents	YC1.5 YC2.1 YC3.4	Develop a Transformation Strategy	Cabinet report	Jul-26	All	AD: Digital and Business Change
		YC1.6 YC2.2 YC3.5	Develop an Action Plan to support the Transformation Strategy	Completion of the plan	Jul-26	All	AD: Digital and Business Change
YC1	Focus on Civic Pride, celebrating rich heritage and diverse communities	YC1.7	Prepare and deliver the Civic Honours Awards during the 2026/2027 Municipal Year	Nominations put forward and voted on	Jan-27	Resources and Central Services	AD: Democracy and Governance
YC3	Deliver continued forward financial planning to safeguard the finances of the Council	YC3.6	Complete a stock condition survey for all corporate assets	Stock Condition survey completed	Aug-26	Housing	AD: Social Housing and Community Safety
		YC3.7	Develop an asset management plan for all corporate assets	Asset management plan adopted	Jan-27	Housing	AD: Social Housing and Community Safety
		YC3.8	Develop a vehicle replacement plan	Replacement plan adopted	Sep-26	Environment and Public Services	AD: Environment and Enforcement
		YC3.9	Update the Medium-Term Financial Plan	Report to Council	Feb-27	Resources and Central Services	AD: Finance
		YC3.10	Update the Capital Strategy	Report to Council	Feb-27	Resources and Central Services	AD: Finance
		YC3.11	Refresh the HRA Business Plan	Report to Council	Feb-27	Resources and Central Services & Housing	AD: Finance & AD: Social Housing and Community Safety
		YC3.12	Monitoring of spend against budget for the Council	Report to Cabinet	Quarterly	Resources and Central Services	AD: Finance
		YC3.13	Update the Treasury Strategy	Report to Audit & Standards	Feb-27	Resources and Central Services	AD: Finance
YC1	Focus on customer contact to improve the services delivered to residents	YC1.8	Complaints handling response right first time	Reduction in second stage complaints	Mar-27	All	Corporate Support and Data Compliance Manager
		YC1.9	Minimise complaints and rectify concerns	Reduction in complaints	Mar-27	All	Corporate Support and Data Compliance Manager
		YC1.13	Publish the Annual Housing Complaint Performance & Service Improvement Report	Published on website	Jul-26	Housing	AD: Strategic Housing
YC1 YC3	Set ambitious and challenging budgets, to ensure taxpayers and tenants money is respected, and high-quality services are delivered	YC1.10 YC3.14	Consult with residents over budget priorities	Consultation completed	Jan-27	Resources and Central Services	AD: Finance
		YC3.15	Set a balanced revenue budget for the Council	Report to Council	Feb-27	Resources and Central Services & Housing	AD: Finance
		YC3.16	Set a fully funded capital budget for the Council	Report to Council	Feb-27	Resources and Central Services & Housing	AD: Finance
YC1	Strive for transparency and accountability in all that we do. Increase public scrutiny	YC1.11	Create and publish a PowerBI public domain dashboard for key public facing KPI's	Dashboard available on the website	1st September	Resources and Central Services	AD: Democracy and Governance
		YC1.12	Create and publish a formally documented Overview and Scrutiny Annual Report for each OSP panel	Creation of report, noted by Full Council each year and available on the website.	1st June 2026	Resources and Central Services	AD: Democracy and Governance

AGENDA ITEM NO. 11

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 4th March 2026

Subject: General Fund Budget Monitoring Quarter 3
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 31st December 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	1,335,004	1,330,387	4,618
Resources and Customer Services	8,140,265	8,110,127	30,139
Leisure, Communities and Health	4,995,390	5,003,575	(8,186)
Environment and Public Services	7,199,590	7,024,975	174,614
Housing	(45,636)	74,587	(120,223)
Planning and Enforcement	1,506,842	1,609,903	(103,061)
Portfolio Total	23,131,455	23,153,553	(22,099)
Other Operating Costs/Income	(2,625,280)	(2,369,879)	(255,401)
Core Funding	(20,784,067)	(20,784,067)	0
Total Surplus / Deficit	(277,893)	(393)	(277,500)

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

	£'000
Loss of Income Claim from Pingles Closure	196
Vehicle Hire - Refuse & Cleansing	163
Additional Revenue Contribution to Capital	120
Reduced Lease Income from Investment Property	105
Additional Audit costs	100
Additional Bank and Credit Card Charges	60
Additional Lease Charge Income from NABCEL	(31)
Lower Disposal & Processing Costs for Trade Waste & Recycling	(35)
Creative Explorers Match Funding	(35)
Additional Fee Income	(52)
Salary Savings net of agency	(72)
No Match Funding for Arts Development Project	(75)
New Burdens funding	(95)
Additional Planning income	(106)
Savings on NNDR Charges	(157)
Reduced borrowing costs and investment income	(361)
Other Variances	(3)
	(278)

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. It was anticipated that a drawdown in reserves would fund this expenditure in Capital but due to the nature it is a revenue expenditure. This has resulted in less drawdown of General Fund Balance required to fund the capital project and the costs for the loss of income has been funded through in-year underspends.
- 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.
- 3.11. Following the finalisation of the 2024/25 audit, the estimated audit fee for 2025/26 has been increased based on a review of costs for the previous financial year audits.

Savings

- 3.12. 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 £572k for the year.
- 3.13. 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.
- 3.14. 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.

- 3.15. 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.
 - 3.16. The Creative Explorers project finished in 2024/25 therefore the match funding contribution will no longer be required. In addition a £75k budget was included in 2025/26 to match fund an arts development project which has been delayed until 2026/27.
 - 3.17. 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.
 - 3.18. Increased fee income for hostels, street naming and numbering and housing enforcement are being seen.
 - 3.19. Increased levels of planning applications have resulted in additional planning fee income for the Council.
 - 3.20. Revised treasury management has seen a delay to borrowing which has reduced the external interest charges for the general fund. This has led to using cash reserves which has reduced the levels of investment income expected in year.
4. Financial Implications
 - 4.1. Contained throughout the report.
5. Legal Implications
 - 5.1. No specific legal implications have been identified.
6. Equalities implications
 - 6.1. A review has been undertaken, and it has been identified that no assessment is required following consultation and liaison with the appropriate officer.
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 specific climate and 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. The financial risk register is updated on an annual basis as part of the budget setting reports. The current financial risks were included within the General Fund Revenue Budget 2026/27 Budget Report under Appendix D presented to Cabinet and Council on the 25th February 2026.

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 applicable as the report is to note the forecast position.

13. Conclusion

13.1. 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.

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

14. Appendices

14.1. Appendix 1 – General Fund Forecast 2025/26

15. Background Papers

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

15.2. General Fund Revenue Budget 2026/27 – Appendix D – Cabinet
/ Council February 2026

16. Report Writer Details:

Officer Job Title: Assistant Director - Finance

Officer Name: Liam Brown

Officer Email Address: liam.brown@nuneatonandbedworth.gov.uk

SUMMARY GENERAL FUND FORECAST OUTTURN

as at end of December 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	1,335,004	4,618	Reduced lease income from investment property is offset by savings from NNDR charges on car parks.
Resources and Customer Services	8,110,127	8,140,265	30,139	Overspends on bank and credit card charges as well as an expected overspend on external audit fees are slightly offset by vacancy savings and additional new burdens funding.
Leisure, Communities and Health	5,003,575	4,995,390	(8,186)	The loss of income claim from the Pingles Closure has been offset by vacancy savings and the delay in needing to match fund the arts development CPP project.
Environment and Public Services	7,024,975	7,199,590	174,614	Vehicle Hire and increased agency costs are offset partially by increased recycling rebate income and vacancy savings.
Housing	74,587	(45,636)	(120,223)	Additional income from enforcement fees and hostel rent from reduced voids alongside vacancy savings are offsetting agency costs.

Planning and Enforcement	1,609,903	1,506,842	(103,061)	Unbudgeted Health & Safety staff recruitment offset by net vacancy savings and additional planning income.
Portfolio Total	23,153,553	23,131,455	(22,099)	
Central Provisions	306,891	338,960	32,069	
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	Additional capital financing for projects.
PWLB Premiums	21,120	21,120	0	
Investment Income	(741,320)	(700,320)	41,000	Investment income is lower due to lower levels of cash from delayed borrowing.
Minimum Revenue Provision	530,418	484,296	(46,122)	Due to delays in completing projects the MRP charge is lower than budgeted.
External Interest	920,348	518,000	(402,348)	Due to delays in borrowing and project completion the external interest is expected to be lower.
Total Council Net Expenditure	20,783,674	20,506,175	(277,500)	
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)	(277,893)	(277,500)	

AGENDA ITEM NO. 12

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	4 th March 2026
Subject:	Housing Revenue Account Budget Monitoring Quarter 3 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 31st December 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 £254,352 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	(32,643,170)	(32,069,705)	(573,465)
Supervision & Management	11,686,511	12,093,303	(406,792)
Repairs & Maintenance	7,970,920	7,090,290	880,630
Capital Financing Costs	13,240,091	11,798,496	1,441,595
Appropriations	0	1,087,616	(1,087,616)
Other Operating Costs/Income	0	0	0
Total	254,352	(0)	254,352

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

	£'000
Increased Depreciation and reduced contribution to MRR and Capital	624
Increase in repairs for void properties	221
Damp proofing increased works	215
Increase costs for general repairs due to volume	212
Additional costs for downsizing and decanting	103
Additional District Heating and UAMP work	74
Additional Material costs	61
Increased asbestos repairs	60
Additional costs for Scaffolding to carry out repairs	45
Reduced use of Consultancy	(42)
Pay award saving	(98)
Vacancy savings (net of agency costs)	(185)
Lower borrowing costs and increased investment income	(203)
Increased rental income	(232)
Anticipated Utility savings	(270)
Increased Service Charge Income	(331)
	254

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. Additional works have been completed on district heating in relation to backdated jobs.
- 3.9. All of the above points have resulted in additional costs for scaffolding and materials in order to carry out the additional repair works.
- 3.10. The depreciation costs increased at the 2024/25 year end based on the revaluation reports. This subsequently meant the budgets were not set at the right level and the forecast has now been increased to account for this.
HRA depreciation costs are used to fund revenue expenditure and therefore to mitigate the impact of this the contribution to the Major repairs reserve and revenue contribution to capital have been taken out.

Savings

- 3.11. Analysis has been completed on current levels of utility costs and a prudent end of year forecast has been put in. This has resulted in large savings anticipated.
- 3.12. Anticipated vacancy savings are more than offsetting costs of agency, In addition, a prudent budget for the pay award is supporting further savings.
- 3.13. 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 for the 2026/27 budget.
- 3.14. There is also additional income for service charges where the in-year income is coming in higher than the profiled budget. This needs to be reviewed and will be finalised for future budgets.

- 3.15. 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.
- 3.16. To partially offset overspends being experienced within the HRA, consultancy use has been minimised creating a small in-year saving.
4. Financial Implications
 - 4.1. Contained throughout the report.
5. Legal Implications
 - 5.1. No specific legal implications have been identified.
6. Equalities implications
 - 6.1. A review has been undertaken, and it has been identified that no assessment is required following consultation and liaison with the appropriate officer.
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 specific climate and 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. The financial risk register is updated on an annual basis as part of the budget setting reports. The current financial risks were included within the General Fund Revenue Budget 2026/27 Budget Report under Appendix D presented to Cabinet and Council on the 25th February 2026.
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 applicable as the report is to note the forecast position.

13. Conclusion

13.1. 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.

13.2. 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.

13.3. Any deficit in year will be funded by the HRA balances. The minimum retained balance for the HRA is set at £1.2m. At the end of March 2025 the HRA retained a balance of £2.931m.

14. Appendices

14.1. Appendix 1 – HRA Forecast 2025/26

15. Background papers

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

15.2. General Fund Revenue Budget 2026/27 – Appendix D – Cabinet / Council February 2026

16. Report Writer Details:

Officer Job Title: Assistant Director - Finance

Officer Name: Liam Brown

Officer Email Address: liam.brown@nuneatonandbedworth.gov.uk

HRA FORECAST OUTTURN
as at end of December 2025

Service	2025/26 Budget £	2025/26 Forecast £	2025/26 Variance £	Comments
HRA General Expenses	4,729,622	4,815,738	86,116	Overspend on decants, downsizing incentives and consultancy fees are partially mitigated by vacancy savings.
HRA Repairs Management	2,187,196	2,101,646	(85,550)	Vacancy savings are offsetting overspends on subscriptions, equipment and agency.
Resident Involvement	48,660	46,680	(1,980)	Minor savings on travel expenses.
Debt Management Costs	220,274	220,274	0	
Increase in bad debt provision	485,360	485,360	0	
HRA share of Corporate and Democratic Core	0	0	0	
HRA share of non-distributed costs	0	0	0	
Housing System	242,000	219,525	(22,475)	Underspends in relation to consultancy.
Development Strategy	223,198	171,609	(51,589)	Consultancy savings.
SUPERVISION & MANAGEMENT - GENERAL	8,136,311	8,060,832	(75,479)	
HRA Special Expenses	109,388	109,388	0	
Warden Assisted Schemes	2,588,706	2,311,798	(276,908)	Underspend due to anticipated savings in relation to utilities.
Homeless Hostels	64,698	67,427	2,729	Variance due to utility costs.
Spitalfields House - Bedworth	71,165	68,662	(2,503)	Variance due to utility costs.
ST Benedicts House	58,661	71,271	12,610	Variance due to utility costs.
Other Housing Schemes	665,429	627,188	(38,241)	Salary savings and underspends on utilities are causing an underspend.
Grounds Maintenance	398,945	369,945	(29,000)	Forecast savings on repairs and maintenance for grounds work on the HRA.
SUPERVISION & MANAGEMENT - SPECIAL	3,956,992	3,625,679	(331,313)	
Reactive Repairs	2,733,286	2,841,465	108,179	Vacancy savings are slightly offsetting agency costs and additional materials costs.
Call Out	90,605	86,064	(4,541)	Small salary saving expected.

R. + M. - Dwellings	344,000	593,000	249,000	Increased use of scaffolding contractors and general repairs alongside necessary damp-proof works needed in year.
R. + M. - Estate Management	24,000	24,000	0	
Asbestos	275,000	335,000	60,000	Increase demand in asbestos repairs.
R. + M. - Homeless Hostels	7,460	7,460	0	
R. + M. - Shops & Other Co.	30,000	10,000	(20,000)	Reduced shop repairs to offset additional costs on other repair cost centres.
Planned Works - Outside Contractors	2,356,440	2,549,955	193,515	Increased demand of general repairs alongside additional costs for electric contract repairs.
Water & Energy Service Outside Contracts	464,500	538,000	73,500	Increased costs for district heating repairs and UAMP work.
R + M - Voids	765,000	985,976	220,976	Large increase in repairs for void properties and void clearances based on the level of vacant properties.
REPAIRS & MAINTENANCE	7,090,290	7,970,920	880,630	
Depreciation	9,836,379	11,450,091	1,613,712	Depreciation costs have increased in-line with actual levels experienced in 2024/25.
Interest Payable	1,962,117	1,790,000	(172,117)	Reduced interest costs due to delaying borrowing.
CAPITAL FINANCING COSTS	11,798,496	13,240,091	1,441,595	
Dwelling Rents H.R.A	(29,146,000)	(29,247,515)	(101,515)	Additional income from the use of dwellings for temporary accommodation.
Interest Receivable	(118,680)	(150,000)	(31,320)	Additional investment interest receivable.
Non-Dwelling Rents	(590,038)	(720,240)	(130,202)	Additional income expected for garage rents based on current levels.
Other Income - Independent Living Schemes	(1,502,973)	(1,824,516)	(321,543)	Levels of income generated from service charges for independent living and supported housing are higher than budgeted levels.
Other Income - General Purpose Schemes	(690,014)	(699,899)	(9,885)	Hostel service charge income is anticipated to be higher due to lower void rates.
Other Income - Rechargeable Repairs	(22,000)	(1,000)	21,000	Limited rechargeable repairs have occurred during this financial year.
INCOME	(32,069,705)	(32,643,170)	(573,465)	
Appropriations to / (from) MRR	368,870	0	(368,870)	No appropriation to the Major Repairs Reserve to offset additional depreciation impact.
Employee Benefits	97,665	0	(97,665)	Additional provision will not be utilised now the pay award for 2025/26 has been finalised.

Capital Expenditure funded by HRA (CERA)	821,081	0	(821,081)	No funding from revenue to capital to offset additional depreciation impact.
Appropriations to/ (from) Revenue Reserves	(200,000)	0	200,000	No contribution from reserve due to no spend against the housing management system in capital.
APPROPRIATIONS	1,087,616	0	(1,087,616)	
Total HRA (Surplus) / Deficit	(0)	254,352	254,352	

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet
Date of Meeting: 4th March 2026
Subject: Capital Monitoring Quarter 3
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 Q3 forecasted outturn position on capital expenditure for both the General Fund and Housing Revenue Account (HRA).

2. Recommendations

- 2.1. To consider the Q3 forecasted capital outturn position for 2025/26 for the General Fund and HRA.
- 2.2. To recommend to Council an update to the budget for S106 projects and Disabled Facilities Grants - HEART as 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 Q3 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, October 2025 and December 2025 resulting in the current budget £72,030,538.
- 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	15,651,608	(3,543,565)
Resources and Central Services	358,245	358,245	0
Leisure, Communities and Health	25,357,574	22,076,129	(3,281,445)
Environment and Public Services	0	0	0
Housing	8,999,027	8,781,027	(218,000)
Planning and Enforcement	0	0	0
Capital General	50,000	50,000	0
General Fund	53,960,019	46,917,009	(7,043,010)
HRA	18,070,519	16,609,498	(1,461,021)
Total	72,030,538	63,526,507	(8,504,031)

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. Underspends are expected in year for the Bridge to Living project as contractors have taken possession of the site and

completed soft strip-out works and asbestos removal. The demolition is anticipated to be completed in quarter one of 2026/27.

- 4.8. The Pride in Place £750k will be slipped into 2026/27 with proposals on how to spend the funding being finalised. A report will follow in 2026/27 to outline the specific projects.
- 4.9. 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.
- 4.10. In addition, on Leisure, Communities and Health, £434k for footpaths, cycleways and community parks will be starting in the spring and therefore will be carried forward into 2026/27.
- 4.11. There is an expected underspend on the budget for the Pingles Steel Column works with the loss on income claims impacting revenue. The contribution from general reserves will be used to offset this in revenue instead of being contributed to capital.
- 4.12. 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 £1m due to the Council in 2025/26. This variance has been offset by additional allocation for Disabled Facilities Grant (DFG) expenditure due to additional allocations for HEART partners.

HRA

- 4.13. 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.
- 4.14. 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.
- 4.15. The variance against the budget is in relation to fire remedial works needing to be completed due to 2 fire instances.
- 4.16. Due to the level of void properties needing works to bring them back to a standard to house tenants other works have either been paused or reduced in-year to facilitate the additional spend necessary on the void properties.

Capital Reserves

4.17. 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.

4.18. The Council's capital reserve position at the end of March 2025 is as follows.

	2024/25 £
Capital Receipts	622,010
Capital Grants	15,112,166
Earmarked Reserves	3,338,937
GF Total	19,073,113
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

4.19. 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. The parks and green space and allotment strategy was approved by Cabinet on the 16th of July 2025 which included the s106 contributions the Council received in relation to allotments. For the allotment associations to deliver the projects it is proposed to include a budget for £91k to allow the money to be spent in-line with the s106 agreements. This is fully funded by s106 contributions from developers.

5.2. The HEART partnership has received additional funding during 2025/26 and therefore the forecasted expenditure is over the budget. Therefore, it is proposed to increase the budget in-line with the forecast to allow the grant allocation to be spent.

6. Financial Implications

6.1. Contained throughout the report.

7. Legal Implications

7.1. No specific legal implications have been identified.

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 specific climate and 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. The financial risk register is updated on an annual basis as part of the budget setting reports. The current financial risks were included within the General Fund Revenue Budget 2026/27 Budget Report under Appendix D presented to Cabinet and Council on the 25th February 2026.

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	Do nothing	Not applicable as the report is to note the forecast position.

15. Conclusion

15.1. 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.

15.2. 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.

16. Appendices

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

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

17. Background papers

17.1. Capital Budget 2025/26 reported February 2025

17.2. Leisure Operator Procurement Award Reported June 2025

17.3. Pingles Carbonisation Update reported June 2025

17.4. Capital Outturn 2024/25 reported July 2025

17.5. Parks and Green Space and Allotment Strategy reported Cabinet July 2025

17.6. General Fund Revenue Budget 2026/27 – Appendix D – Cabinet / Council February 2026

18. Report Writer Details:

Officer Job Title: Assistant Director - Finance

Officer Name: Liam Brown

Officer Email Address: Liam.brown@nuneatonandbedworth.gov.uk

APPENDIX 1

GENERAL FUND CAPITAL MONITORING
AS AT December 2025

Project	Approved Budget (£)	Current Forecast (£)	Forecast Variance (£)	Comments
Grayson Place	13,846,205	13,846,205	0	
Bridge to Living	1,159,602	600,000	(559,602)	Carry forward to 2026/27
Wheat Street Junction	140,000	0	(140,000)	£250k budget moved to Bridge to Living
E-mobility Hub	250,000	0	(250,000)	Carry forward to 2026/27
Corporation Street	140,000	0	(140,000)	£250k budget moved to Bridge to Living
George Eliot Visitor Centre	222,500	0	(222,500)	Carry forward to 2026/27
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	0	(60,450)	Carry forward to 2026/27
Pride in Place Impact Fund	750,000	0	(750,000)	Carry forward to 2026/27
Car Park Ticket Machines	155,706	40,000	(115,706)	
22 Queens Road - Educational Facility	182,927	182,927	0	UKSPF
Business and Regeneration	19,195,173	15,651,608	(3,543,565)	
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	2,450,791	2,455,791	5,000	
Pingles External Steel Columns	276,756	120,000	(156,756)	The loss of income has been accounted for in Revenue.
Pingles Substation and AHF	0	0	0	
Sandon/Weddington Cycleway	238,494	50,000	(188,494)	Carry forward to 2026/27
Coronation Walk Footpath/Cycleway	242,413	50,000	(192,413)	Carry forward to 2026/27

Clovelly Way Footpath	31,675	0	(31,675)	Carry forward to 2026/27
Lilleburne Play Area	26,448	30,991	4,543	
Bermuda Balancing Lake	19,835	20,134	299	
Leisure Strategy	106,008	33,000	(73,008)	
Marleborough Road Community Park	23,460	7,460	(16,000)	To fund Attleborough Rec
Sorrell Road Community Park	63,630	58,737	(4,893)	Underspend on project
Attleborough Rec	0	8,940	8,940	Installation of lighting columns to be funded by underspend on Marleborough Rd
Pauls Land Pavillion	10,500	0	(10,500)	Carry forward to 2026/27
Pingles & Jubilee Investment Programme	1,510,000	1,500,000	(10,000)	
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	0	(26,859)	Carry forward to 2026/27
Cemetery Works	24,611	15,000	(9,611)	Carry forward to 2026/27
Community Centre Grants	73,017	0	(73,017)	Carry forward to 2026/27
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	462,460	250,000	(212,460)	
Vehicle & Plant Replacement	1,313,541	0	(1,313,541)	Carry forward to 2026/27
Leisure, Communities and Health	25,323,974	22,042,529	(3,281,445)	
Empty Homes Works in Default	40,000	40,000	0	
Disabled Facilities Grants - HEART	6,359,027	7,581,027	1,222,000	Additional grant allocations will offset this overspend in 2025/26.
Empty Property Loans	100,000	10,000	(90,000)	Underspend in-year on empty property loans.
Boundary Paddock - Utility Block	200,000	150,000	(50,000)	
Warm Homes Local Grant	2,300,000	1,000,000	(1,300,000)	Adj. to budget - only £1m for 2025/26
Housing	8,999,027	8,781,027	(218,000)	
Capital: General	50,000	50,000	0	
TOTAL GENERAL FUND	53,926,419	46,883,409	(7,043,010)	

APPENDIX 2

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	0	(12,375)	Programme paused for 2025/26 to fund voids overspend.
Shops Improvements	50,000	0	(50,000)	Programme paused for 2025/26 to fund voids overspend.
New Properties (Construction)	5,562,347	3,675,780	(1,886,567)	Underspend in-year to be slipped into 2026/27.
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)	Programme paused for 2025/26 to fund voids overspend.
Road Surfacing	25,000	0	(25,000)	Programme paused for 2025/26 to fund voids overspend.
Drainage Renewals	12,940	0	(12,940)	Programme paused for 2025/26 to fund voids overspend.
Balconies and Balustrades	18,352	0	(18,352)	Programme paused for 2025/26 to fund voids overspend.
External Fabric	304,843	204,843	(100,000)	Programme reduced for 2025/26 to fund voids overspend.
EPC Programme	70,000	70,000	0	
Concrete/Structural Repairs	402,188	306,188	(96,000)	Programme reduced for 2025/26 to fund voids overspend.
Level Access Showers	530,888	530,888	0	
Aids & Adaptations	950,000	950,000	0	
Central Heating	950,000	900,000	(50,000)	Programme reduced for 2025/26 to fund voids overspend.
Garages	25,000	18,000	(7,000)	Programme reduced for 2025/26 to fund voids overspend.
Slabs to Tarmac	130,356	130,356	0	
Lift Renewal Works	100,000	0	(100,000)	Programme paused for 2025/26 to fund voids overspend.
District Heating Upgrade Works	50,000	50,000	0	
PIR Electrical Works (Sheltered Housing & Communal)	450,000	400,000	(50,000)	Programme reduced for 2025/26 to fund voids overspend.
Voids	1,113,750	2,086,440	972,690	Additional works due to the level of void properties.

EWI	755,300	755,300	0	
Housing Management System	200,000	0	(200,000)	The tender process is still on-going with no spend expected in-year.
Contingency	200,000	300,000	100,000	
Fire Damage Properties	0	204,616	204,616	
CCTV in Priority Locations	30,000	30,000	0	UKSPF
Total HRA	18,070,519	16,609,498	(1,461,021)	

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Cabinet
Date of Meeting:	4 th March 2026
Subject:	Update on regeneration projects
Portfolio:	Business and Regeneration
Responsible Officer:	AD – Economy & Regeneration
Corporate Plan	1 – Place and Prosperity 2 – Housing, Health and Communities 3 – Green Spaces and Environment
Corporate Plan Aim	Aim 1 Regenerate Nuneaton Town Centre Aim 1 Deliver the construction and opening of Bedworth Physical Activity Hub (BPAH) 2026 Aim 2 Celebrate our heritage within our green spaces, including museums, George Eliot and local history
Ward Relevance:	St Mary's, Attleborough, Poplar
Public or Private:	Public
Forward Plan:	Yes
Subject to Call-in:	Yes

1. Purpose of report

- 1.1 To provide Cabinet with an update on the progress of regeneration projects taking place within the borough, and to consider approving an uplift to the value of existing procured contracts in order to deliver the final elements of Grayson Place.
2. Recommendations
 - 2.1 The content of the report & attached Dashboard be noted.
 - 2.2 That Cabinet approve the increase to financial value of the General Builder Contract, as detailed at paragraph 8.4 of the report.
 - 2.3 That Cabinet note that, as referenced in Section 8 of this report and recommendation 2.3 of the Cabinet report of 8 October 2025 (Appendix B), a detailed report on the public realm element of Grayson Place will be presented at a future meeting.
3. Background
 - 3.1 Appendix A to this report contains a Dashboard which gives members the up-to-date position with regeneration projects being delivered by the Council.
 - 3.2 We are now in a crucial time for regeneration, with many of the projects scheduled for completion spring/summer 2026. Focus is on the lease agreements for the occupiers of the new buildings at Grayson Place, and the demolition of the Bridge to Living site to provide an open area linking the town centre to George Eliot gardens and Riversley Park and creating additional car parking.
 - 3.3 BAM Construction are scheduled to leave site in March, having completed their contractual works on phases 1 and 2 of Grayson Place pending final agreement. This will include hand over of an additional 40 car parking bays.
4. Abbey Street Redevelopment – Leisure Unit
 - 4.1 With construction of the leisure box now complete the team are now finalising the lease agreements with the paddle operators. The lease will include the provision of

the internal leisure box and 2 external double, 1 single and 1 Championship courts (the only Championship Court in UK). Final lease agreements are well underway, and it is anticipated that it will be completed by the end of February 2026.

5. Food Court

5.1 The build is nearing completion; however, further works are required to ensure the correct drainage systems are in place. Negotiations with a national anchor tenant are well progressed, with final fit out subject to their requirements. Engagement with further leads in relation to the remainder of the Food Court are progressing.

6. College - Digital Innovation & Skills Centre

6.1 The works to the first and second floors are complete, with the works to ground floor to be complete by mid-March. Lease negotiations with the College are ongoing, with the focus upon finalising these as soon as possible.

7. India Red site

7.1 The replacement of the roof will commence in March 2026. Following this, the building will be cleared to enable repairs to be undertaken to the interior to make suitable for marketing of the unit. The specification for the interior is currently being finalised and following appropriate procurement, it is anticipated that the interior works will commence in the spring, being completed late summer 2026.

8. Grayson Place

8.1 In October 2025, Members received a report, detailing 'Abbey Street Phase 3'. The report is attached as Appendix B with the relevant information at Recommendation 2.3 and Section 5.

8.2 Since October 2025, a significant amount of work has been undertaken to ensure there is no budgetary overspend in relation to Phase 2 of Grayson Place. This work has identified that a proportion of the required remaining works can be completed by existing procured contractors. This will provide improved value for money and therefore support the project to remain within the budget envelope.

8.3 To ensure that the remainder of Phase 2 works can be completed as quickly as possible, procurement options have been explored. It has been identified that a proportion of the required remaining works for Phase 2 can be completed by existing procured contractors.

8.4 In January 2026, Cabinet approved an uplift to the General Builder Tender, taking its value from £3m to £3.62m. This uplift allowed for the appropriate repair, maintenance and investment to the corporate property portfolio, following its move to the Housing & Communities Directorate in September 2025. It is now proposed to uplift this contract to the maximum allowable under Procurement legislation. This will enable relevant works related to Phase 2 only, to be undertaken more quickly, as the procurement has already been undertaken. The table below identifies the contract value and proposed uplift:

Contract	Original Contract Value £	Uplift Value £ (as at Jan 2026)	%	Proposed Contract New Value £	Comments
NUN-18919 - General Builder Tender	3,000,000	3,620,000	24.3%	4,500,000 (uplift of £880,000)	General building, carpentry & plumbing works

8.5 In relation to the remaining public realm works, previously referred to as Phase 3, agreement has been reached with the paddle operators to provide space for additional outdoor courts, some within the public realm area. Initial plans are now being developed for the remainder of the area.

8.6 Additional funding has been identified for the undertaking of works that would support a higher specification than grass seeding the public realm area. These funding streams are external and relate to the UK Shared Prosperity Fund, Pathfinder Fund and Impact fund. Once the plans and costs have been finalised, a report will be brought to a future Cabinet meeting to seek approval to undertake these works.

9. Bridge to Living

9.1 Contractors have now taken possession of the site and have completed the soft strip-out works and asbestos removal. Party wall agreements are in place for both NatWest and Popworld, and all requisite surveys and approvals for demolition have been secured. Completion is anticipated during Quarter 1 of 2026/27.

10. Other Regeneration Project Updates

10.1 George Eliot Visitor Centre.

The planning application for the George Eliot Visitors Centre was presented to the Planning Committee on 11 February 2025 and subsequently approved. It was then referred to the Secretary of State on 18 February 2025, with formal approval granted in early May 2025. Project delivery will be overseen by the Griff Preservation Trust, supported by a small financial contribution from the Council. A Minimal Financial Assistance (MFA) notification has been issued to the Trust, and a Memorandum of Understanding has been drafted based on Ministry of Housing, Communities and Local Government guidance, to reflect the structure of existing agreements. Tenders have been returned and are currently under review, and discussions continue between the Trust and Whitbread's regarding the provision of utilities to the new building. The key forthcoming milestone is to commence construction in Quarter 1 of 2026/27.

10.2 The Saints

The purchase of the Saints building has been completed, with refurbishment works nearing full delivery. The ground floor has been fully completed, and the first floor has also been refurbished and finalised. The lease agreement is now close to completion, with the final steps focused on concluding the leasing arrangements within the next few weeks.

10.3 Parks Revival.

The Parks Revival project has progressed through design development and survey work to RIBA Stage 3. Engagement with key stakeholders, including the Environment Agency and Planning, continues alongside the procurement process. The initial procurement undertaken through a framework resulted in a single

tender return that was above budget. As a result, the tender has been released to the open market, with submissions expected in early March 2026. The next major milestone is the procurement of a contractor in Q4 2025/26.

10.4 E-Mobility

The E-Mobility project has completed its tender process. The contract has been secured on a concession basis at no capital or ongoing revenue cost to the Council. The contract covers the supply and maintenance of 16 double-headed Electric Vehicle (EV) charging units, delivering EV charging infrastructure at two locations:

- Grayson Place - 9 double-headed units
- Bedworth Physical Activity Hub – 3 additional double-headed units, providing an over total of 7.

11. Financial Implications

11.1 All activity taking place is within the agreed budget provision. The final costs for Phase 3 of Grayson Place, along with identified financial provision will be brought to a future Cabinet meeting for approval.

12. Legal Implications

12.1 External specialist lawyers being used to advise and draft Contracts where necessary.

12.2 Procurement regulations allow an uplift in value of up to 50% of the original contract value. The proposal is for 24.3% of the original contract, taking it to the maximum allowable 50%.

12.3 Advice and guidance has been sought from the Procurement Team and as the value of the variation exceeds £50,000, Cabinet approval is required as per the Council's Contract Procedure Rules.

13. Equalities implications

13.1 It is proposed to mitigate any equalities implications by:

- i. Each project is assessed for equality implications as part of outline submission

- ii. Compliance with local government policy frameworks
14. Health implications
- 14.1 No specific health implications have been identified following the completion of an impact assessment.
15. Climate and environmental implications
- 15.1 No direct climate and/or environmental implications have been identified, all buildings are to building control requirements.
16. Section 17 Crime and Disorder Implications
- 16.1 No direct Section 17 crime and disorder implications have been identified. It is however likely that as an outlined objective of the funding, individual projects may have Section 17 implications which will be highlighted in the project business plan.
17. Risk management implications
- 17.1 The following risk management implications have been identified:
 - i. Financial Management
 - ii. Governance and accountability
 - iii. Project delivery
 - iv. Reputational matters
 - 17.2 It is proposed to mitigate the above by implementing the following mitigations:
 - i. Robust Financial management arrangements, agreed by the Council's Section 151 Officer.
 - ii. Clear governance framework that aligns with the Council's established requirements.
 - iii. Transparency and reporting process that align with the Council's established requirements.
 - iv. Oversight and reporting to on a regular basis.
 - v. Regular updates to Cabinet
18. Human resources implications
- 18.1. No direct human resource implications have been identified.

19. Conclusion

19.1. It is recommended that the update on regeneration projects is noted Regular updates will be provided to Cabinet on the progression of the Board formation and development of the investment plan.

20. Appendices

20.1 Appendix A - Dashboard
Appendix B - October 2025 Cabinet report

21. Background papers

21.1. None

22. Report Writer Details:

Officer Job Title: Assistant Director – Economy & Regeneration

Officer Name: Jonathan White

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Regeneration Projects - Highlight Report

Reporting Period: February 2026		Date Completed: 12/02/2026		Completed by: Jo Pierson	
Programme Status:		Financial Status:		Key Risks:	Key activities for next reporting period:
		Majority of projects are within budget, those at risk of a funding gap have identified savings and/or reallocation of funding as per revised delivery package of programmes 'option 2'.		<ul style="list-style-type: none"> • Increase in costs on budget allocations. • Ability to meet contracted funding outputs / outcomes / commitments (inc delivery timescales). 	Completion of works at Grayson Place.

Project Title	Project Summary	Project Status	Financial Status	Key Milestones
Grayson Place- Abbey Street	<p>Phase 1 - Hotel is operational 10/09/2024. Contracted Asset Management Company on behalf of Grayson Place Ltd, contract been extended.</p> <p>Phase 2:</p> <ul style="list-style-type: none"> - Contract signed 20 December 2024 - Phase 2 construction commenced September 2024 - S73 approved at committee on 11/03/25 <p>Leisure Box :</p> <ul style="list-style-type: none"> - Completed. - Finalising lease arrangement with Paddle operator. <p>Food Hall:</p> <ul style="list-style-type: none"> - Build complete, subject to prospective tenants requirements. <p>Public realm:</p> <ul style="list-style-type: none"> - Kerbs and feeder pillar installed to south car park, ducting/drainage site wide. 			<ul style="list-style-type: none"> • Completion of Agreement for Lease & Lease with NW&SLC TBC • Grand opening being planned for Spring 2026 to allow unit operators time to fit-out and open.

Digital Skills & Innovation Centre	<ul style="list-style-type: none"> - First and second floor complete - Ground floor works ongoing 			<ul style="list-style-type: none"> • Completion of Agreement for Lease & Lease with NW&SLC TBC
George Eliot Visitors Centre	<p>The planning application went to Planning Committee on 11 February 2025 and was granted, subsequently sent to Secretary of State (18/02/2025), Secretary of State gave the project approval beginning of May 2025.</p> <p>The project will be overseen by Griff Preservation Trust with NBBC making a small monetary contribution.</p> <p>A Minimal Financial Assistance (MFA) Notification has been issued to GEPT, and an MOU has been drafted (which as suggested by MHCLG mirrors the one NBBC have with MHCLG).</p> <p>Returned tenders being reviewed.</p> <p>Discussions on ongoing between the Trust and Whitbread's regarding utilities to the new building.</p>			<ul style="list-style-type: none"> • Tender for works – Q2 25/26 • Contractor appointment – Q4 25/26 • Begin construction – Q1 26/27
The Saints	<p>Building purchase completed.</p> <p>Ground floor has been completed.</p> <p>First floor has been refurbished and completed.</p> <p>Lease close to completion.</p> <p>Next steps: complete lease.</p>			<p>Regeneration project completed Q1 25/26</p> <p>Lease to be signed March 2026 (pending final legal agreement)</p>
Parks Revival	<p>Design development and surveys to RIBA 3</p> <p>Proceed with stakeholder interaction (EA, Planning, etc), and complete procurement of contractor.</p> <p>Initial tender process under framework had one return over budget. Currently out to tender on open market, returns due early March 2026.</p>			<ul style="list-style-type: none"> • Procure contractor Q4 2025/26

E-Mobility Hub	Tender specification complete based on provision of EV charging for Grayson Place 9 x double headed units and Activity Hub 3 additional x double headed units, providing a total of 7 units at the Hub. Reviewing returned tenders and discussions with finance taking place.			<ul style="list-style-type: none"> • Undertake selection of EV charging provider Q4 25/26 -complete • Contract Mobilisation meeting February 2026
Bedworth Physical Activity Hub	Main & Learner pool tank tiled, ready for final testing. Learner pool floating floor to be completed end of Jan 26. External cladding / fascia completed, with all external windows finished, (building now dry) Sports hall Internal blockwork completed and painted to meet Sport England specification. Flooring to be completed. External landscaping levels now completed as far as possible for phase 1 delivery, Utility companies all completed except final water connection to new pipework in early January 2026. Mobilisation plan to decamp from existing site to new facility in progress and temp car park, footpaths and access roads being agreed. Still working for 6 th March handover and soft opening on Friday 20 th March. Invites being co-ordinated.			<ul style="list-style-type: none"> • Completion new build Q4 2024/25; overall outdoor elements Q1 2026/27
Bridge to Living	Contractor has taken over the site. Soft strip out and asbestos removal has taken place. Party wall award in place for Natwest. Party wall award nearing completion for Popworld.			<ul style="list-style-type: none"> • Demolition complete Q1 26/27

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 8th October 2025

Subject: Update on regeneration projects

Portfolio: Business and Regeneration

Corporate Plan – Theme:

- 1 – Place and Prosperity (P&P)
- 2 – Housing, Health and Communities (HHC)
- 3 – Green Spaces and Environment (GSE)

Corporate Plan – Aim:

- P&P – aim 1 Regenerate Nuneaton Town Centre, Completing the Transforming Nuneaton programme.
- HHC – aim 1 Deliver the construction and opening of Bedworth Physical Activity Hub (BPAH) 2026
- GSE – aim 2 Celebrate our heritage within our green spaces, including museums, George Eliot and local history

Ward Relevance: St Mary's, Attleborough, Poplar

Public or Private: Public

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of Report

- 1.1 To provide Cabinet with an update on the progress of regeneration projects taking place within the Borough; and

1.2 To seek approval to enter into a lease agreement for the Leisure unit contained in the Grayson Place Development on Abbey Street.

2. Recommendations

2.1. The content of the report and attached Dashboard be noted.

2.2. That delegated authority be granted to the Strategic Director – Place and Economy in consultation with the Leader of the Council and Portfolio Holder for Business and Regeneration, to secure and enter into a lease agreement for the leisure unit on Abbey Street.

2.3. That Cabinet approve the use of Phase 3 land as open space and external leisure provision and that delegated authority be granted to the Strategic Director – Place and Economy in consultation with the Leader of the Council and Portfolio Holder for Business and Regeneration, to design and procure the final landscape arrangements.

3. Regeneration Project Updates

3.1. Appendix A to this report contains a Dashboard which gives members the up-to-date position on where the Council is with the various regeneration sites that are being delivered by the Council. We are coming to a crucial time with many of these projects scheduled for completion March 2026. Focus at the moment is lease agreements for the occupiers of the new building on the Abbey Street development and the demolition of the Bridge to Living site to provide an open area linking the town centre to George Eliot gardens and Riversley Park whilst longer term development options for the site are being appraised. The completion of Abbey Street and the redevelopment of Vicarage Street led by Warwickshire County Council will provide the opportunity to thoroughly assess what is right in the long term for this site.

4. Abbey Street Redevelopment – Leisure Unit

4.1. With construction of buildings nearing completion on site, the team are now prioritising securing the lease agreements with future occupiers. The key to most operators coming formally on board is the agreement of the leisure unit lease. This is progressing. After extensive marketing by leasing agents, who

are experts in the leisure and food industry a robust selection process was undertaken with interviews with a number of interested occupiers.

- 4.2. This part of the report seeks Cabinet approval for the appointment of Corte Sport/Hayes Sports Partnership Ltd trading as 'Te Amo Padel' (Spanish for I love Padel) as the preferred tenant/operator of the leisure unit within Grayson Place following the selection process. Following extensive due diligence and evaluation of alternative options, Corte Sport is recommended on the basis of their, sector expertise, high-quality delivery model, and alignment with our wider community and strategic objectives.
- 4.3. Corte Sport is a specialist leisure operator with a proven track record in building and operating padel tennis facilities in the Midlands. Their main facility sits within The Hayes at Kings Norton, a well-established community focused football facility with 4G pitch and pavilion which is operated by a related company The Hayes Sports Partnership Ltd and has operated since 2016 and benefits from a long lease from Birmingham City Council. Corte Sport and The Hayes Sports Partnership Limited have an experienced management team with backgrounds in sport, property, and finance currently operating multiple successful venues, demonstrating both demand and operational capacity. Their ethos emphasises accessibility, affordability, and community participation, which aligns with the vision for Grayson Place and the Council's social strategies. One key differentiator from other padel tennis companies was their track record in running successful community events at their Hayes venue. These include music festivals and community events throughout the year.
- 4.4. This section summarises the due diligence undertaken to date.
 - 4.4.1. Financial: Reviewed latest accounts, projections, and funding arrangements – confirming capital commitment by Corte Sport into the facility, to fit out of the indoor and outdoor courts together with associated front and back of house facilities.
 - 4.4.2. Legal / Know Your Client: Standard AML and company checks completed, no issues identified.
 - 4.4.3. Operational: Two site visits were undertaken, initially by advisors and then by Council officers together with the Leader and other Cabinet Members.

- 4.4.4. Reputation: Industry references indicate strong credibility and focus on long-term partnerships. High quality delivery of their padel courts compared to other operators. An associated Director specialises in padel tennis court construction across the UK.
- 4.5. The proposed offer is commercially sensitive therefore not disclosed in full in this report, however, below are the core elements that have been agreed.
 - 4.5.1. Proposed terms provide both security and upside: a blend of fixed rent and turnover top up element should they exceed target turnover thresholds.
 - 4.5.2. Initial annual rent payable per annum exclusive of service charges, business rates and utilities.
 - 4.5.3. Turnover rent based on a percentage of revenue when operator occupancy exceeds a percentage.
 - 4.5.4. a 15 year lease term.
- 4.6. A capital payment of £107,500 plus VAT is to be paid to tenant by the Council to undertake landlord works to form the foundations for the external courts and deliver floor screed to the internal unit. Alternative leisure uses; cinema, bowling, active leisure would have required the Council to provide capital contributions of between £500,000 and £1.3million plus VAT. The capital payment is within the overall Grayson Place development budget.
- 4.7. Business plan demonstrates robust financial modelling (whilst maintaining sensible court hire prices for the public) with sustainable cashflow.
- 4.8. In terms of physical delivery, Corte Sport will deliver a modern, high-quality padel and sports facility with ancillary social spaces Furthermore:
 - 4.8.1. Investment in fit-out ensures a best-in-class design standard.
 - 4.8.2. The scheme will be fully integrated into the wider development, enhancing footfall and placemaking.
 - 4.8.3. Project programme indicates delivery within agreed timescales, i.e. to be open and trading by Spring 2026 (subject to planning for external courts).
- 4.9. Financial best value is of course a key consideration but so is the social and community value. Furthermore, other benefits include:

- 4.9.1. Strong community outreach: schools programme, grassroots coaching, and local club partnerships and plans for inter club regional competitions to drive visitors to Nuneaton.
 - 4.9.2. Employment opportunities: direct staffing plus apprenticeships and training pathways.
 - 4.9.3. Health & wellbeing benefits: promoting active participation in sport, particularly among both young and senior members of the local community. They will also run programs to help vulnerable members of society, including those experiencing mental health challenges, to access sport.
 - 4.9.4. Positive alignment with local authority priorities on inclusion, health, and community engagement.
- 4.10. In terms of strategic benefits this scheme differentiates the scheme by introducing a high-demand, fast-growing sport. Furthermore, it enhances destination appeal and drives additional footfall across the wider site, supports ESG commitments such as wellbeing, social inclusion, and sustainability and finally, strengthens reputation of landlord and Council as progressive and community-minded stakeholders.
- 4.11. This paragraph sets out the mitigation of risks, but it is worth noting, the success of the operation is subject to the management and operation of the facility by the operator. No lease is without risk, but the Council will work with the operator as is deemed reasonable to ensure it is successful.
- 4.11.1. Financial performance risk: mitigated by significant upfront investment by the tenant towards the fit out, plus rent deposit and guarantees.
 - 4.11.2. Delivery risk: mitigated through robust project programme, funding proof, and landlord step-in rights.
 - 4.11.3. Reputational risk: operator has good operational track record and has been well established in Kings Norton, Birmingham for many years.
- 4.12. Corte Sport is the preferred tenant due to their high-quality delivery model, and commitment to social value. They will deliver significant physical, financial, and community benefits, with contractual structures protecting the landlord's position. Therefore, Cabinet approval is sought to proceed with finalising legal agreements and enter a lease with Corte Sport.

5. Abbey Street Phase 3

5.1. As members will be aware with the rise in construction costs Phase 3 of the development was shelved as it could not be delivered within the specified budget. In order to help with the marketing and usage of Phase 1 and 2 of the development it would however be of benefit not to just hoard off that part of the site so working within budget the team are looking at seeding the Phase 3 element in the shortterm to make it a usable outdoor recreation space.

5.2. In addition landscaping may be undertaken to this area, to give opportunity for this space to be used for external outdoor events. No final scheme has been designed and will be subject to any available budget. At this stage Members are being asked to delegate authority, as per the recommendations, as to not impair any built development potential of Phase 3 in the future but will add to the aesthetics of the project. In relation to the Phase 3 land the negotiations with the potential occupier may also see them wanting to use a proportion of that land for outdoor activity.

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

6.1 Consultation undertaken prior to commencement of project with regular Cabinet updates given.

7 Financial Implications

7.1 All activity taking place is within the agreed budget provision but please also see section 4 of the report.

8. Legal Implications

8.1 External specialist lawyers being used to advise and draft contracts.

9. Equalities implications

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

10. Health implications

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

11. Climate and environmental implications

11.1 No direct climate and/or environmental implications have been identified all buildings are to building control requirements.

12. Section 17 Crime and Disorder Implications

12.1 No direct Section 17 crime and disorder implications have been identified. Designing out crime has been incorporated into project development.

13. Risk management implications

13.1 Included within Appendix A.

14. Human resources implications

14.1 No direct human resource implications have been identified.

15. Options considered and reason for their rejection

15.1 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	Could result in empty units and loss of revenue to the Council. Furthermore the regenerative impacts of the scheme may be lessened.
B	Amend	This is a risk, as significant amendments to what is proposed will likely lengthen the development scheme and may increase cost. A delay would result in a delay of revenue to the Council. Furthermore, the regenerative impacts of the scheme may be stalled.

C	Approve	Will allow for the most effective use of public resource both in terms of the new built development and the aesthetics of the whole area.
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16. Conclusion

16.1 It is recommended that the update on regeneration projects is noted and that approval is given to some leisure uses on Phase 3 Abbey Street; and

16.2 Delegated authority given to the Strategic Director for Place & Economy in consultation with the Leader of the Council and Portfolio Holder for Business and Regeneration to agree and enter into a lease for the leisure unit as part of the Grayson Place development along Abbey Street, to align with the projects objectives.

17. Appendices

17.1 Please note the following appendices:

- i. Appendix A – Regeneration Projects Dashboard

18. Background papers

18.1 Previous Regeneration Updates Cabinet and Business, Regeneration and Planning OSP Reports.

[Cabinet - 29th January 2025](#) CB85 i

[Cabinet - 11th September 2024](#) CB31

[Cabinet - 21st February 2024](#) CB110

[Business, Regeneration and Planning OSP - 12th June 2025](#)
BRP 5

[Business, Regeneration and Planning OSP - 7th December 2023](#) BRP 24

19. Report Writer Details:

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AGENDA ITEM NO. 15a

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Environment and Leisure OSP
Date of Meeting:	5th February 2026 updated for Cabinet 4th March 2026 (section 14)
Subject:	Tree Strategy
Portfolio:	Leisure and Health
Responsible Officer:	Assistant Director – Recreation and Culture
Corporate Plan – Theme:	Green Spaces and Environment
Corporate Plan – Aim:	Protecting our Natural Environment
Ward Relevance:	All Wards
Public or Private:	Public
Forward Plan:	Yes
Subject to Call-in:	Yes

1. Purpose of report
- 1.1 That the Members of the Panel note the Strategy and recommend to Cabinet the strategy for formal adoption.
2. Recommendations
- 2.1 The Tree Strategy be recommended to Cabinet for adoption
3. Background
4. Body of report and reason for recommendations
- 4.1 This Parks and Green Space Tree Strategy (appendix 1), spanning 2026–2036, represents a crucial shift from a historically reactive approach to tree management towards a proactive, evidence-led management. The guiding principle of, "Right Tree, Right Place, Right

Reason" will underpin all decisions, from planting to long-term management, ensuring actions are considered and sustainable.

4.2 Five Strategic Aims:

The strategy outlines five interconnected aims to guide work over the next decade:

1. **A Proactive and Sustainable Approach to Tree Risk Management:** A program of systematic, risk-based inspections will be implemented, helping to move away from ad-hoc responses. This includes zoning areas by public occupancy, conducting formal Visual Tree Assessments (VTA) by qualified arboriculturists, and utilising asset management software (Ezytreev) to ensure a robust audit trail. This approach prioritises resources where risk is greatest, ensuring public safety while protecting valuable tree assets from unnecessary intervention, aligning with the "As Low As Reasonably Practicable" (ALARP) principle.
2. **Protecting and Enhancing Our Existing Tree Stock:** Recognising the irreplaceable ecological and amenity value of mature trees, the strategy details how we will adopt a holistic protection approach. This involves safeguarding Root Protection Areas (RPAs), associated habitats, and microhabitats. Biosecurity measures will also be implemented to help prevent and manage pests and diseases. Succession plans for even-aged tree populations will be looked at to ensure continuity of canopy cover and species diversity.
3. **A Considered Approach to Tree Planting and Replacement:** All new planting will adhere strictly to the "Right Tree, Right Place, Right Reason" philosophy, avoiding mass or inappropriate planting that could compromise the existing function or character of green spaces. Our policy will guide species selection (prioritising native, climate-resilient, non-invasive species), define minimum clearances, and mitigate potential conflicts with infrastructure or personal safety. Replacement will be case-by-case, focusing on quality over quantity and considering the true whole-life cost of trees, including establishment, maintenance, and potential liabilities.
4. **Realising the Full Value of Our Trees:** To inform better decision-making and secure funding, valuation models like CAVAT (Capital Asset Valuation of Amenity Trees) may be used to quantify the economic, environmental, and social value of our trees. This approach will help to identify and protect high-value trees—those with significant ecological, aesthetic, historical, or cultural importance—through systematic identification, assessment, and recording processes.
5. **Fostering Community Stewardship and Engagement:** The strategy aims to build a positive and sustainable relationship between the community and the Borough's trees. This will involve developing

accessible digital resources and on-site interpretation to raise awareness and facilitating community engagement through supporting volunteer groups and encouraging participation in initiatives such as tree-planting events.

- 4.2 The strategy identifies actions for each strategic aim and prioritises them high-medium-low, to be achieved throughout the lifespan of the strategy.

5. Financial Implications

- 5.1 Proactive tree assessments were undertaken in 2025/26 financial year in 20 areas of our parks and open spaces, based on risk. Works have been carried out using existing budgets. Proactive tree management and surveying will enable long term planning for tree maintenance including more accurate forecasting for tree works.

6. Legal Implications

- 6.1 Legal Officers required to support the Tree Management when reviewing landownership, risk and responsibilities.

7. Equalities implications

- 7.1 None identified for this strategy

8. Health implications

- 8.1 Access to parks and open green space support an environment for improving the health and wellbeing for residents to access and take part in physical activity at all levels across the Borough.

9. Climate and environmental implications

- 9.1 Parks and Greens Spaces, which include the majority of the trees owned by NBBC, are a natural habitat for multiple species that support wildlife habitats, carbon sequestration and air quality.

10. Section 17 Crime and Disorder Implications

- 10.1 The facilities and accessibility to parks and green open space to residents of the Borough support improved outcomes for crime and disorder, whereby opportunities are taken up by young people in particular instead of other less desirable activities

11. Risk management implications

- 11.1 The strategy identified the process the Council will follow in relation to Tree Management the standards that should be adhered to ensure optimum safety and mitigation of risk.
- 11.2 Tree Management is on the Strategic Risk Register that is regularly monitored.

12. Human resources implications

- 12.1 No direct HR implications identified at this time.

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	This places NBBC at high risk and future financial and reputation damage if tree management is not effectively managed, so was not considered. Also, there is a requirement for this strategy to be prepared and relevant as detailed in the current corporate plan & already adopted Greenspace Strategy. GSE 3.5.8

14. Updated information following Environment and Leisure OSP

14.1 EL23 Tree Strategy

The Assistant Director – Recreation and Culture presented the report and strategy to the panel for consideration.

The following the points were raised:

- 14.1.1 A panel member queried what was the thinking behind risks to a property or the defined target and how it was going to be reflected in the strategy. The Assistant Director (AD) – Recreation and Culture responded that the risk is based on solely the officer who has commenced and reviewed that based on health and safety and risk taking into consideration location, footfall, proximity to areas where potentially children are playing or school routes, or where there's a high volume of people where it increases the risk versus the end of a cul-de-sac where there's a large green space that is limited access that would

be taken into that likelihood and risk and severity everything would be considered on a risk basis depending on proximity.

Additional information: – we have started zoning areas of greatest footfall and will continue that when looking at further surveying and will have to have in mind the need for resurveying at regular intervals too. The strategy refers to: NTSG-full-guidance.pdf. this is the guidance selected as the most appropriate/usable for NBBC

14.1.2 A panel member queried in respect of the targets and aims how is the success of the strategy going to be measured. The AD – Recreation and Culture advised that it would be measured from a surveying perspective to update our database on the trees, the condition of the trees and the proactive management of them.

Additional Information: We will use the high/medium/low actions as the main way of measuring effectiveness of the strategy – we could at a later date agree what frequency we should report on progress to OSP.

14.1.3 A panel member advised that they fully supported the policy to plant the right tree in the right place right reason

14.1.4 A panel member raised that there are trees planted in the wrong place and can cause issues with property. A resident had raised to the panel member that a tree was causing damage to the property and when the council was contacted, they were advised to 'prove it'. The emphasis should not be on the owners. The Strategic Director (SD) – Public Services advised that they are picking up legacy issues from 25/30years ago and they are being worked through with consideration given to the highest risk priority.

Additional Information: The burden of proof is with the claimant – damage is a complicated matter and the presence of a tree in proximity of a concern/issues does not by default make NBBC liable. We look to Joint Mitigation Protocol and our own tree policy for guidance – the tree policy will be updated.

14.1.5 A panel member queried if this strategy covers new builds. The SD – Public Services advised that the Tree Officer does have input into planning applications. Although the Tree Officer does not currently comment on planning applications we do have the Open Space SPD which specifies set back and protection of existing trees. The tree strategy for parks and greenspace.

Additional Information: Conflict avoidance is covered in BS5837, the Strategic Planning Document and Tree Officer former guidance is aligned to these, and the Local Planning officer has final say. General design is not necessarily a part of the Tree Officer remit.

14.1.6 A panel member queried if there was an appropriate budget to carry out everything in the strategy. The SD – Public Services advised that by assessing and having the relevant data on the trees this will inform

future budget allocation. The removal of trees is expensive and if possible be avoided.

Additional Information: A proactive approach will help foresee costs to a limited degree (this will be an improvement). Zoning and policy-based prioritisation helps to focus funds. Not everything that desirable will be affordable.

14.1.7 A panel member raised that how will it be differentiated between a self-seeded tree and a council planted tree. In addition, would the grounds maintenance team be removing self-seeded trees before it grows. The AD – Recreation and Culture advised that to differentiate will depend on the site of the tree. In respect of grounds maintenance this is being reviewed as part of the contract renewal.

Additional Response: The tree maintenance framework is for trees from 10cm diameter and over. Anything under that (that is not a newly planted tree) is classed as self-set and is for the Grounds Maintenance contract to control and will be addressed in the procurement of the grounds maintenance contract.

14.1.8 A panel member was concerned regarding the low priority of community work, the strategy states it will work with the community, but then it is listed as a low priority. There also needs to be a glossary of terms

Additional information: There is a Glossary of terms in the strategy already, Appendix 1.

The delivery of community projects must always be secondary to sound arboricultural and site-based considerations. The suitability of any planting or management proposal will be assessed against the specific characteristics, constraints and long-term objectives of the site, including species appropriateness, available space, infrastructure conflicts and ongoing maintenance capacity. Community involvement is not being discouraged; however, proposals must align with the principle of “right tree, right place, right reason” and the operational needs of the park. This approach ensures that well-intentioned initiatives do not inadvertently result in inappropriate planting or unsustainable management commitments. On high value and limited/restricted land use areas community project are unlikely to be suitable (and ultimately may be too costly).

14.2 RESOLVED that it be recommended to Cabinet to adopt the Tree Strategy with consideration given to the comments made

15. Appendices

Appendix 1 - Parks and Green Space Tree Strategy 2026-2036

16. Background papers

15.1 Cabinet – 16th July 2025 – Parks and Green Space Strategy

17. Report Writer Details:

Officer Job Title: Assistant Director – Recreation and Culture

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