



Enquiries to:
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Date: 3rd June 2026

Our Ref: MM

Dear Sir/Madam,

A meeting of the **Business, Regeneration and Planning Overview and Scrutiny Panel** will be held in the Council Chamber, Town Hall, Nuneaton on **Thursday, 11th June 2026 at 6.00 p.m.**

Yours faithfully,

Tom Shardlow

Chief Executive

To: All Members of the Business,
Regeneration and Planning
Overview and Scrutiny Panel

Councillors J. Clarke (Chair), M. Bird (Vice-Chair)
N. Bagga, D. Boughan, A. Brassington, C. Cape,
P. Hickling, N. King, K. Kondakor and Mr J Healy.

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 1 – PUBLIC BUSINESS

1. ANNOUNCEMENTS AND EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. 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.

Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

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. MINUTES - To confirm the minutes of the Business, Regeneration and Planning Overview and Scrutiny Panel held on 29th January 2026, attached **(page 6)**.

4. DECLARATIONS OF INTEREST/PARTY WHIP - To receive declarations of Disclosable Pecuniary and Other interests in accordance with the Members' Code of Conduct and of the Party Whip in accordance with the Overview and Scrutiny Procedure Rules 4E, Paragraph 16(b).

Declaring interests at meetings

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

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

There are, however, TWO EXCEPTIONS to the general rule:

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

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

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

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

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

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

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. QUESTIONS TO CABINET – In accordance with Overview & Scrutiny Procedure Rule 4.E.8 c) 20 minutes shall be set aside for questions to a member of the Cabinet from the Panel in relation to matters in respect of which the Panel has powers or duties.
7. INTEGRATED PERFORMANCE REPORT – THIRD AND FOURTH QUARTERS 2026/27 – a summary report of the Risk Management and Performance Officer, attached (**Page 11**). The full Integrated Performance Report is available on the website only via a link in the report.
8. ANNUAL S106 MONITORING REPORT – A report of the Assistant Director for Planning, attached (**Page 23**).
9. ABBEY THEATRE LEASE UPDATE – a report of the Assistant Director Economy & Regeneration, attached (**Page 48**).
10. REGENERATION PROJECTS UPDATE – a report of the Assistant Director Economy & Regeneration, attached (**Page 52**).
11. FORWARD PLAN – attached for information (**Page 57**).
12. WORK PROGRAMME 2026/27 – for approval, attached (**Page 67**).
13. WORK SUGGESTION FORM – for discussion and approval, attached (**Page 68**).
14. ANY OTHER ITEMS which in the opinion of the Chair should be considered as a matter of urgency because of special circumstances (which must be specified).

THIS PAGE IS FOR INFORMATION ONLY

**Nuneaton and Bedworth Borough Council
Corporate Plan
Building Communities 2025 – 2029
*United in Achievement.***

Theme 1: Place and Prosperity

Strategic Aims:

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

Theme 2: Housing, Health and Communities

Strategic Aims:

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

Theme 3: Green Spaces and Environment

Strategic Aims:

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

Theme 4: Your Council

Strategic Aims:

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

NUNEATON AND BEDWORTH BOROUGH COUNCIL**BUSINESS, REGENERATION AND PLANNING
OVERVIEW AND SCRUTINY PANEL****29th January 2026**

A meeting of the Business, Regeneration and Planning Overview and Scrutiny Panel was held on Thursday, 29th January 2026 in the Council Chamber, Town Hall Nuneaton.

Present

Councillor P. Hickling (Chair)

Councillors: J. Clarke (Vice-Chair), E. Amaechi, M. Bird, C. Phillips, R. Roze, C. Smith (substitute for B. Saru) and W. Markham (substitute for D. Brown).

Apologies: Councillor B. Saru, D. Brown and R. Smith

PART I – PUBLIC BUSINESS**BRP20 Minutes**

RESOLVED that the minutes of the Business, Regeneration and Planning Overview and Scrutiny Panel meeting held on 2nd October 2025 be approved and duly signed by the Chairman.

BRP21 Declarations of Interest

RESOLVED that the declarations of interests are as set out in the Schedule which can be viewed on the Council website ([Councillor Declarations of Interests](#)).

BRP22 Questions to Cabinet

The Portfolio Holder for Business and Regeneration (Councillor N. King) and the Portfolio Holder for Planning and Enforcement (Councillor T. Venson) were in attendance at the meeting.

Councillor Bird asked the Portfolio Holder for Business and Regeneration:

At the last meeting I raised the point about promoting the markets and the town centres, and also the staffing levels on the town centre team. With Grayson Place due to open pretty soon and refurbishment of Bedworth market, have we got a team in place that can market this new concept and also to formulate a marketing plan so that we can promote these new facilities. I wonder if you could update me on that please.

The Portfolio Holder for Business and Regeneration replied:

Thank you. At the present moment, we have a new member of the team who is the new market team leader, and we have a new member of Staff who is the new admin for legal enforcements for parking. At the present moment it is the under consultation to restructure that department in itself, so at the present moment, it's all under restructure.

Councillor Roze asked the Portfolio Holder for Planning and Enforcement:

There are a number of issues raised around enforcement of planning in Full Council. I was wondering if there's any update from the portfolio holder in

terms of resourcing. Are all staff in place? Are there any outstanding issues around planning enforcement and are you planning to update residents about that? Thank you.

The Portfolio Holder for Planning and Enforcement replied:

Thank you, yes, pretty much the same. There are some reviews certainly arriving with the forward budget, but it's pretty much the same. Still struggling to recruit people into certain specific roles. However, the Council still endeavours to try and get people in.

Councillor Clarke asked the Portfolio Holder for Business and Regeneration:

Thank you Chair. Just referring back to Councillor Bird's question really. Councillor King can I just ask, you've indicated you've got a restructure going on, can we have some time scales in relation to when that's expected to be completed and when we're likely to see some outcomes from the restructure? Thank you.

The Assistant Director – Economy and Regeneration replied:

Thank you Chair. The consultation has just gone out to Senior Leaders and to staff in general, but it's a wider restructure of some of the Leadership Team and where certain areas sit. So it's just going to be relation to that. I think there was six weeks standard consultation period on there and then obviously the feedback from there depending on what that level of feedback it is, then depend upon when it's implemented or if it's implemented or what have you from that point. So that's really all I can tell you in terms of an update on that at the moment?

The Chair asked the Portfolio Holder for Planning and Enforcement:

I noticed or read somewhere about how there might be some delays to planning applications in the summer, because of some new system or something. I just wonder whether you could update us as to what that situation is and what's going to change etc etc.

The Portfolio Holder for Planning and Enforcement replied:

Yes I was briefed that there's an update to the IT system and as such, when that comes about they'll be taking the systems offline for a short period whilst they calibrate everything and sort it out. It's been, I think, reported out quite widely, even on the Council website as well, so hopefully residents are aware. It's just unfortunate it's happening, but obviously whilst the changes are going on they'll still endeavour to, you know, do as best they can in the background to make sure that nothing's held up or unnecessarily delayed.

The Chair followed up with:

I'm just aware there's like statutory guidelines in the application process in terms of being approved. Is this likely to affect that at all, in terms of applications coming to Planning Committee and decisions meeting the deadlines.

The Portfolio Holder for Planning and Enforcement replied:

I believe in the consultation its explained that they will have additional people working to make sure and try and maintain all time guidelines and hopefully nothing will be allowed to slip.

BRP23 Motion from Council – 10th December 2025

A motion was put forward and agreed at Full Council held on 10th December 2025 that a question and answer from a member of the public in relation to Nuneaton Arts CIO/Abbey Theatre be referred to this OSP for further consideration.

Public Speakers: Mr D. Sedgwick
Councillor M. Kondakor
County Councillor K. Kondakor

The Panel discussed and asked questions on the following:

- Negotiations are ongoing – a meeting will take place on February 5th 2026 between NBBC and Nuneaton Arts CIO.
- Nuneaton Arts CIO feel there was a lack of communication and progress from NBBC, and no ownership or accountability for lack of progress.
- It was felt it may be beneficial to have an additional Council Member take a second seat on the board of trustees, alongside Councillor S. Markham.
- Councillors want to support the theatre and encourage nighttime economy. They felt it is an asset and provide a service to the Town – don't want to lose the facility by a failure to get this resolved.
- The theatre brings in lots of footfall and supports lots of people and groups in the area.
- It was recognised that organisations need to have stability, and need a lease to get funding etc.
- There have been difficulties due to a change of Officers and Councillors.
- It was felt the Council needs a list of outstanding issues including leases, so they then know who to question.
- Councillors felt they needed more timescales and for progress to be reported back to the OSP.

RESOLVED that

- a) the discussion and motion be noted;
- b) **IT BE RECOMMENDED TO CABINET** that the Portfolio Holder for Leisure and Health (or a substitute) take up the second available seat on the Board of Trustees for Nuneaton Arts CIO, alongside Councillor S. Markham; and
- c) An update be brought back to the next meeting of the Business, Regeneration and Planning OSP from the Cabinet Member for Business and Regeneration in relation to timescales and legal agreement.

BRP24 Integrated Performance Report – Second Quarter 2025-26

A summary report of the Risk Management and Performance Officer provided Panel Members with appropriate performance measures, budget information and risk data for service areas within the scope of the Panel.

Public Speaker: County Councillor K. Kondakor

The Panel discussed and asked questions on the following:

- Some measures and descriptions within the report don't currently have trend data – this will improve as its built up over time, and there will then be comparable data.
- Footfall in Town Centres – there has been a reduction. Actions are being taken to address this, and the complexities around parking (which will be highlighted in the next agenda item).
- Freedom of Information – cannot charge for standard requests unless it will take a certain amount of time - discourage vexatious requests.

RESOLVED that the contents of the report be considered and noted.

BRP25 Town Centre and Economy Updates

A report of the Assistant Director – Economy and Regeneration provided the Panel with an update on the performance of our town centres in 2025 and the development of NBBC Economic Development Strategy. Including Town Centre KPI performance, initiatives and regeneration projects.

Public Speakers: Councillor M. Kondakor
County Councillor K. Kondakor

The Panel discussed and asked questions on the following:

- Market closures due to weather – don't have control over certain things. Suggestions to look at the possibility of finding alternative venues.
- Links/signage to parks, not just town centres. Need relevant signage for visitors to promote parks and museum for example.
- Bridge for Living not going forward like planned. BID needs support to promote events and get footfall maximised – data sharing is still an issue.
- Carparking – pleased with updated car parking charging structures. Increase in revenue is positive. Sunday opening for Harefield Road needs consideration, and opening longer so it can be used for train station etc. Need to consider ways to reduce and control ASB.
- Carparking - ANPR is a positive step. A breakdown for each carpark would be useful, to compare and analyse trends.
- Town Centre – put some greenery and trees back, as lots removed and not replaced.
- Footfall monitoring is more difficult with less using Wi-Fi due to 5G.
- Consider those walking in, cycling in and using the bus to get to town.
- Economic Development Strategy included in report – Councillors felt a full update would be of use.
- Need baby change area within town centre, and benches in the centre – especially near street food vans.
- Market stall holders – has been a reduction, try to encourage more. Different charging structures, and incentives for new traders. More casual rates for all, request for consideration to be given to seasonal rates.
- Vacant shops and properties – demand had reduced in the Town Centre. Need investment and look at to look at leases and sizes of properties available.

RESOLVED that the report be noted

BRP26 Forward Plan

The Forward Plan showing the key decisions that will be made in the four months commencing 1st February 2026, was provided to the Panel for information.

RESOLVED that the Forward Plan be noted.

BRP27 Work Programme 2025-2026

The Panel were presented with the Work Programme for the municipal year 2025-2026.

RESOLVED that the 2025-2026 work programme be noted.

Chair

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Business Regeneration and Planning Scrutiny Panel
Date of Meeting:	11th June 2026
Subject:	Integrated Performance Report –Third and Fourth Quarters 2025/26
Portfolio:	Planning, Enforcement and Public Services / Town Centre Regeneration and Business Development
Responsible Officer:	Assistant Director (Digital and Business Change) / Risk Management and Performance Officer
Corporate Plan – Theme:	Your Council
Corporate Plan – Aim:	Strive for transparency and accountability in all that we do. Increase public scrutiny.
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	Not a key decision

1. Important Note for Panel Members - Additional information

Should panel members require additional information relating to performance **not fully explained by the comments supplied**, the following process is essential for the effectiveness of the meeting (to ensure that all issues can be addressed at the meeting):

- Having reviewed the report, the panel member should either ask for additional information to be provided ahead of the meeting or, if necessary, request that the relevant officer(s) attend the meeting. In either instance, the panel member should contact the Chair at their earliest opportunity
- The Chair will then advise the Committee clerks to make the necessary arrangements

Financial Data

Each OSP should review the Forward Plan and where a decision has been made, members of the OSP should consider calling in an item if they have concerns which need discussing at a future OSP meeting. As per the May 2026 forward plan, the following financial reports are due to be considered by Cabinet for 2026/27:

- General Fund Budget Monitoring Q1 (September Cabinet)
- HRA Budget Monitoring Q1 (September Cabinet)
- Capital Monitoring Q1 (September Cabinet)
- General Fund Budget Monitoring Q2 (November Cabinet)
- HRA Budget Monitoring Q2 (November Cabinet)
- Capital Monitoring Q2 (November Cabinet)

3. Report Format 2025/26

Summary of the report content for 2025/26 3rd and 4th quarters:

REPORT ITEM
<p><u>Appendix A</u> – summary of :</p> <ul style="list-style-type: none">• Performance measures within the remit of the panel• Freedom of Information / Environmental Information Requests and trends• Complaints and trends• Strategic Risk Register risks within the remit of the panel• Member Enquiry Forms and trends <p>One summary for each quarter.</p>
<p><u>Appendix B1</u> - Performance measures charts</p> <p>Charts link includes both 3rd and 4th quarters.</p> <p><u>Appendices B2 / B3</u> - Performance measures summary</p> <p>One summary for each quarter.</p>
<p><u>Appendix C</u> – Details of the Strategic Risk Register risks within the remit of the Panel</p> <p><u>Fourth quarter only</u>. As this is a “live” document, it only shows the information as at the end of the fourth quarter - the summary and current details of those risks within the remit of the panel. A link to the risks within the remit of the panel is also provided.</p>

4. Update - Fundamental Corporate Review of Performance Arrangements

External support to embed Microsoft Power BI software is on-going. This will allow the automation of our performance collation processes as much as possible.

Reports have recently been approved for Directorate Management Teams and the Public Domain (reporting to commence from the first quarter 2026/27).

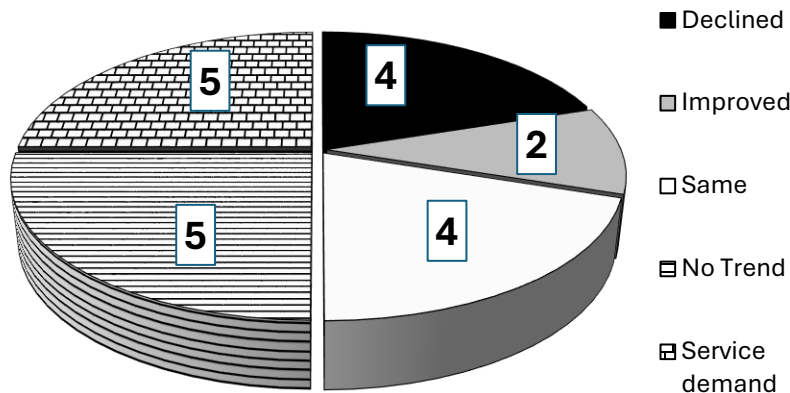
**5. Regulation of Investigatory Powers Act (RIPA) 2000
(covert surveillance)**

An inspection report by the Office of Surveillance Commissioners highlighted the following recommendation:

“The importance of keeping the elected Councillors aware of any activity [or non-activity] under RIPA was appreciated and it was accepted that minimal observation would be incorporated at regular intervals into officer’s reports”

Consequently, Elected Members should be aware that, as at the end of the third and fourth quarters, there have been no surveillance operations.

Performance Measures Summary



Freedom of Information (FOI) / Environmental Information Regulations (EIR) Requests and Complaints Summaries – End of Third Quarter

	Number Received 2025/26 (2024/25)	Completed 2025/26 (2024/25)	Late 2025/26 (2024/25)	Outstanding 2025/26 (2024/25)
FOI / EIR Requests - 20-day target	633 (575)	629 (575)	106 (105)	4 (0)
Complaints -10-day target	1,052 (1,074)	1,052 (1,074)	122 (115)	0 (0)

Strategic Risk Register Summary

See fourth quarter 2025/26

Member Enquiry Forms (MEFs) Summary Third Quarter

Number Received	
2024/25	2025/26
286	182

Subject trends identified in the current quarter:
 FOI / EIR - None identified
 Complaints - None identified
 MEFs – Housing (105) and Leisure and Culture (42) = 81% of total

7. Appendix B2 - Performance Measures Summary Third Quarter 2025/26

There are **twenty** measures within the remit of the panel. **Ten** have comparable trend data for the third quarter (two improved, four declined and four stayed the same). **Five** have no comparative trend data and **five** are service demand measures.

Two have an **improved** trend:

REF.	Measure	Target 2025/26	Third Quarter 2024/25	Third Quarter 2025/26
PL 08	Number of planning decisions over the 8/13/16 weeks or over the agreed extension of time	No	6	1
TC 02	Number of pitches sold Nuneaton Market (against target)	1,200	1,431	1,625

Four have a **declined** trend:

REF.	Measure	Target 2025/26	Third Quarter 2024/25	Third Quarter 2025/26	Comments
LP 01	Occupied Council commercial property	95%	95.92%	87.66%	154 total.19 unoccupied properties: 9 retail / 6 industrial / 2 offices / 2 Ground Lease. On-going refurbishment and electrical rewire have impacted the availability of units. It is anticipated that figures will improve after the 4 th quarter.
TC 01A	Footfall v last year % change - Bedworth	0%	22.00%	-6.59%	172,825 2024/25 Q3 footfall 161,431 2025/26 Q3 footfall The footfall figures in both town centres reflect the national picture of a drop in footfall during the 3rd Quarter of 2025. Data suggests that consumers were a lot more cautious with their spending and household budget this Christmas making fewer browsing trips to UK high streets.
TC 01B	Footfall v last year % change - Nuneaton	0%	-18.94%	-9.68%	538,439 2024/25 Q3 footfall 486,308 2025/26 Q3 footfall See above comment.

7. Appendix B2 - Performance Measures Summary Third Quarter 2025/26

Declined trend (continued):

REF.	Measure	Target 2025/26	Third Quarter 2024/25	Third Quarter 2025/26	Comments
TC 03	Bedworth market – Number of pitches sold (against target)	800 per quarter	745	718	Market figures in Bedworth were impacted by the work underway to complete improvements to the indoor market. Traders were compensated for this by way of a rent-free period.

Four have **stayed the same** (within tolerance of 2.50%):

REF.	Measure	Target 2025/26	Third Quarter 2024/25	Third Quarter 2025/26
REG 01	Regeneration projects - Employment and Education in Nuneaton town centre (number of FTE)	73 (by 2028)	49.60	47.30
REG 02	Regeneration projects - Enhancing sub-regional and regional connectivity (paths, cycle ways in kilometres)	3.042 Km (by 2028)	0.12 Km	0.12 Km
REG 03	Regeneration projects - Enhancing sub-regional and regional connectivity (fuel / EV chargers installed)	34	0	0
REG 04	Regeneration projects - Unlocking and enabling industrial commercial and residential development (square metres)	600 sq. m	460 sq. m	460 sq. m

Five have no comparative trend data:

REF	Measure	Target 2025/26	Third Quarter 2024/25	Third Quarter 2025/26	Comments
PL 02	Number of planning applications on hand at the beginning of the quarter	No	No Data	263	265 in Q2 2025/26
PL 09	Number of planning enforcement notices issued	No	No Data	1	1 in Q2 2025/26
PL 10	Number of planning stop notices served (excluding temporary stop notices)	No	No Data	0	0 in Q2 2025/26
PL 11	Number of planning breach of condition notices served	No	No Data	0	0 in Q2 2025/26
TC 04	Total number of car park tickets sold	186,000	No Data	281,628	249,747 in Q2 2025/26

7. Appendix B2 - Performance Measures Summary Third Quarter 2025/26

Five are service demand measures:

REF	Measure	Target 2025/26	Third Quarter 2024/25	Third Quarter 2025/26	Comments
PL 03	Planning applications received during the quarter	No	98	77	
PL 04	Planning applications withdrawn (returned) during the quarter	No	18	6	
PL 05	Number of planning decisions made during the quarter	No	80	71	
PL 06	Number of planning decisions where an extension of time was agreed	No	38	32	
PL 07	Number of planning decisions within the 8/13/16 weeks or the agreed extension of time	No	74	70	

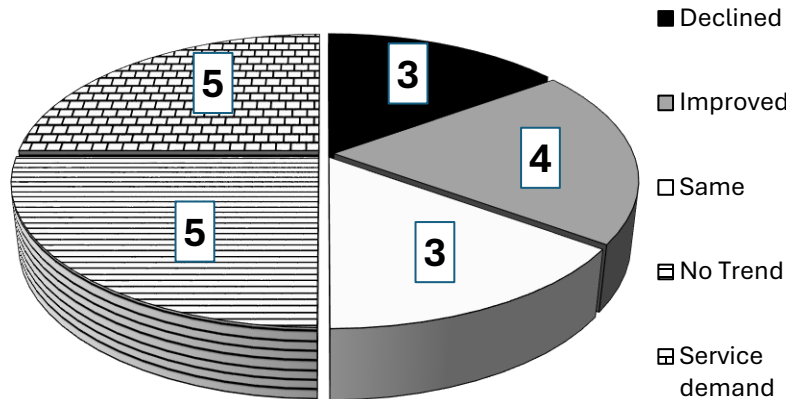
8. Appendix C – Strategic Risk Register (SRR) Third Quarter

As this is a “live” document, details are provided in the fourth quarter summary (see section 11).

9. BRP OSP Summary Charts - Fourth Quarter 2025/26

Appendix A

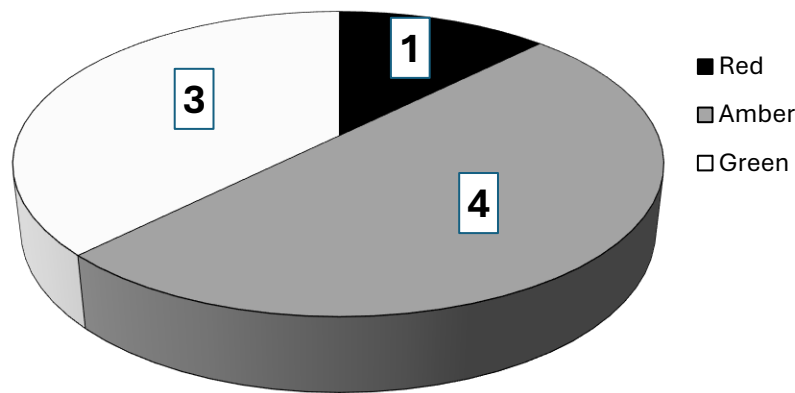
Performance Measures Summary



Freedom of Information (FOI) / Environmental Information Regulations (EIR) Requests and Complaints Summaries – End of Fourth Quarter

	Number Received 2025/26 (2024/25)	Completed 2025/26 (2024/25)	Late 2025/26 (2024/25)	Outstanding 2025/26 (2024/25)
FOI / EIR Requests - 20-day target	841 (775)	833 (775)	129 (150)	8 (0)
Complaints -10-day target	1,433 (1,516)	1,422 (1,516)	136 (155)	11 (0)

Strategic Risk Register Summary



Member Enquiry Forms (MEFs) Summary Fourth Quarter

Number Received	
2024/25	2025/26
187	237

Subject trends identified in the current quarter:

FOI / EIR - None identified

Complaints - None identified

MEFs – Housing (110) and Leisure and Culture (47) = 66% of total

10. Appendix B3 - Performance Measures Summary Fourth Quarter 2025/26

There are **twenty** measures within the remit of the panel. **Ten** have comparable trend data for the fourth quarter (four improved, three stayed the same and three declined). **Five** have no comparative trend data and **five** are service demand measures.

Four have an **improved** trend:

REF.	Measure	Target 2025/26	Fourth Quarter 2024/25	Fourth Quarter 2025/26
REG 01	Regeneration projects - Employment and Education in Nuneaton town centre (number of FTE)	73 (by 2028)	41.60	52.33
TC 01A	Footfall v last year % change – Bedworth	0%	31.09%	2.78%
TC 01B	Footfall v last year % change – Nuneaton	0%	-6.29%	4.90%
TC 02	Number of pitches sold Nuneaton Market (against target)	1,200 per quarter	1,219	1,682

Three have **stayed the same** (within tolerance of 2.50%):

REF.	Measure	Target 2025/26	Fourth Quarter 2024/25	Fourth Quarter 2025/26
REG 02	Regeneration projects - Enhancing sub-regional and regional connectivity (paths, cycle ways in kilometres)	3.042 Km (by 2028)	0.12 Km	0.12 Km
REG 03	Regeneration projects - Enhancing sub-regional and regional connectivity (fuel / EV chargers installed)	34	0	0
REG 04	Regeneration projects - Unlocking and enabling industrial commercial and residential development (square metres)	600 sq. m	460 sq. m	460 sq. m

**10. Appendix B3 - Performance Measures Summary Fourth Quarter
2025/26**

Three have a **declined** trend:

REF.	Measure	Target 2025/26	Fourth Quarter 2024/25	Fourth Quarter 2025/26	Comments
LP 01	Occupied Council commercial property	95%	92.81%	84.52%	155 Total Properties - 24 unoccupied properties:12 retail / 6 industrial /4 offices / 2 Ground Lease. On-going refurbishment and electrical rewires have impacted the availability of units. Some vacant retail units are still awaiting works which are imminent. Those that are now available are advertised for letting.
PL 08	Number of planning decisions over the 8/13/16 weeks or over the agreed extension of time	No	0	2	This is a typically low number but officers are aware that cases and extensions of time should be regularly reviewed.
TC 03	Bedworth market – Number of pitches sold (against target)	800 per quarter	540	674	Market figures in Bedworth were impacted by the work underway to complete improvements to the indoor market. Traders were compensated for this by way of a rent-free period.

10. Appendix B3 - Performance Measures Summary Fourth Quarter 2025/26

Five have no comparative trend data:

REF	Measure	Target 2025/26	Fourth Quarter 2024/25	Fourth Quarter 2025/26	Comments
PL 02	Number of planning applications on hand at the beginning of the quarter	No	No Data	263	263 in Q3 2025/26
PL 09	Number of planning enforcement notices issued	No	No Data	0	1 in Q3 2025/26
PL 10	Number of planning stop notices served (excluding temporary stop notices)	No	No Data	0	0 in Q3 2025/26
PL 11	Number of planning breach of condition notices served	No	No Data	0	0 in Q3 2025/26
TC 04	Total number of car park tickets sold	186,000	No Data	281,794	281,628 in Q3 2025/26

Five are service demand measures:

REF	Measure	Target 2025/26	Fourth Quarter 2024/25	Fourth Quarter 2025/26
PL 03	Planning applications received during the quarter	No	83	89
PL 04	Planning applications withdrawn (returned) during the quarter	No	23	13
PL 05	Number of planning decisions made during the quarter	No	60	80
PL 06	Number of planning decisions where an extension of time was agreed	No	39	77
PL 07	Number of planning decisions within the 8/13/16 weeks or the agreed extension of time	No	63	78

11. Appendix C – Strategic Risk Register (SRR) Fourth Quarter

There are eight strategic risks within the remit of the panel. One is “net” red, four are “net amber” and three are “net green”.

“Net Red” Risk

R4 - Failure to maintain the economic vibrancy of the borough / town centres

“Net Amber” Risks

R9 - Failure to effectively manage Health, Safety & welfare arrangements to limit the potential for accidents and financial penalties

R11 - Nuneaton and Bedworth Community Enterprises Ltd. (NABCEL) gives rise to unplanned liabilities

R25 - Noncompliance with regulations relating to Freedom of Information, Environmental Information and General Data Protection resulting in penalties applied by the Information Commissioner’s Office

R33 - Grayson Place Ltd. gives rise to unplanned liabilities

12. Please click [This Link](#) to access:

[App B1 BRP Q3 and Q4 2025-26 Performance Charts](#)

[Appendix C BRP SRR Fourth Quarter 2025-26](#)

13. Recommendation

The panel is asked to scrutinise the performance information contained in this report and make any recommendations to the relevant Cabinet portfolio holder and/ or Cabinet.

The panel may decide to establish an OSP Review Working Party, proposed, voted and agreed at an OSP itself, to review a specific item/activity. This would be made up of members from the OSP and the OSP would be required to set a clear scope and remit for the review.

STEVE GORE

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Internal Overview and Scrutiny Panels - Business, Regeneration and Planning Panel and Housing, Environment and Health Panel

Date: 11th June 2026

From: Assistant Director - Planning

Subject: Annual S106 Monitoring Report

Portfolio: Planning & Enforcement

Corporate Plan Theme: All

Corporate Plan Aim: Facilitate warm, safe, sustainable and affordable housing, work with Public Health colleagues and partners to address community inequalities, promote active travel across the Borough, explore opportunities to promote, protect and enhance biodiversity in the Borough and strive for transparency and accountability, in all that we do and increase public scrutiny.

1.0 OBJECTIVES OF SCRUTINY

- 1.1 This report to Business, Regeneration and Planning Overview and Scrutiny Panel ('the Panel') addresses part of the Work Programme for 2026/27 which requires a yearly monitoring report including details of spend of Section 106 monies.
- 1.2 The objective of the report is to allow the opportunity for OSP to scrutinise the effectiveness of the Council's current S106 monitoring arrangements and of the Council's spending of S106 monies secured under S106 of the Town and Country Planning Act 1990 (as amended) (referred to in this report as 'S106 monies'). This includes the scrutiny of what S106 monies have been collected by the Council, when those S106 monies were received and details of what the S106 monies have been spent on. This is to ensure the Panel obtains an understanding of how much S106 monies the Council are currently collecting and whether the Council are spending the S106 monies in accordance with the terms included within each respective legal agreement. This also ensures that the Panel obtains and understanding of the Council's current S106 monitoring arrangements.

2.0 WHAT IS THE PANEL BEING ASKED TO CONSIDER?

- 2.1 The view of the Panel in relation to the effectiveness of the Council's current S106 monitoring arrangements and spending of S106 monies.

3.0 WHO CAN THE PANEL INFLUENCE?

- 3.1 The Panel can express their view on the effectiveness of the Council's existing S106 monitoring arrangements, as well as its spending of S106 monies.

4.0 WHAT INFORMATION WILL BE PRESENTED?

- 4.1 The Panel is asked to consider the Covering Report set out at Appendix A, as well as its supporting information provided in Appendix B - E. The Panel will have an opportunity to ask questions of the Assistant Director for Planning and the Planning Manager – Development Control at the meeting. Questions are also invited in advance of the meeting.

5.0 Appendices

- 5.1 The Panel is asked to consider the information included within the following appendices:
- Appendix A - Covering Report;
 - Appendix B - Signed S106 Obligations in financial year 2024-2025;
 - Appendix C – S106 monies invoiced in financial year 2024-2025;
 - Appendix D - Monies Spent in financial year 2024-2025 – Finance breakdown of NBBC spend;
 - Appendix E- Assigned S106 Monies - Breakdown of S106 contributions received that are allocated for spend on projects.

Appendix A – Covering Report

Internal Overview and Scrutiny Panels - Business, Regeneration and Planning Panel and Housing, Environment and Health Panel

1.0 Background

What is a planning obligation?

- 1.1 Planning obligations (S106 obligations) are legal obligations entered into to mitigate the impacts of a development proposal. Planning obligations run with the land, are legally binding and enforceable. Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, as set out in Regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended).

They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

What types of obligation can be secured?

- 1.2 S106 obligations can cover a range of things such as open space, sports and leisure, affordable housing, biodiversity net gain, highways, education and health. S106 obligations can also be financial and non-financial. The types of S106 obligations that NBBC directly request relate to affordable housing, open space, sports and leisure, community facilities and biodiversity net gain. Warwickshire County Council (WCC) make requests for obligations relating to County Council functions, such as highways, education, libraries and footpaths. Other providers, such as health care boards, also request monies for health care provision.

What is the process once a S106 agreement is signed?

- 1.3 Once a S106 agreement is signed by all parties, the planning permission is issued. The S106 agreement contains all of the required obligations and triggers for when each obligation needs to be provided/paid. In terms of S106 Monitoring, once a trigger in an obligation is hit, an invoice relating to that obligation (where the obligation is financial) is raised by NBBC. Invoices are raised by WCC where it relates to a County Council obligation. The developer is then required to pay that particular

contribution in accordance with the terms set out within the invoice. As soon as an NBBC invoice is raised, the sum becomes a debt that the Council has to recognise according to its financial standards. Any S106 monies received which relate to an NBBC obligation are assigned to a project in accordance with the wording of the obligation, as set out within the relevant legal agreement.

2.0 Improvements made in respect of S106 Monitoring

Creation of Section 106 Agreement Monitoring Officer Post

2.1 S106 Monitoring work has not historically been resourced adequately. To provide some context, the S106 Monitoring work was being undertaken by the Technical Conditions Officer who was also charged with dealing with applications for the discharge of planning conditions. As such, a review into the level of resource that was required in respect of S106 Monitoring moving forwards was carried out in December 2025. A full time Section 106 Agreement Monitoring Officer post was subsequently created and a Temporary Officer was appointed to this position in March 2026.

2.2 This Officer is charged with maintaining an up-to-date register of Section 106 Agreements ensuring accurate input to relevant software systems, working with the Finance team regarding the calculation of contributions, entering data relating to payments received into relevant systems, and taking a proactive role in monitoring of trigger points, including monitoring commencement notices, site monitoring and working with other Council departments to identify commencement and trigger dates. The main focus of the Section 106 Agreement Monitoring Officer's role is to maintain the register of Section 106 Agreements and proactively monitor the agreements to ensure that the provisions within them are recorded and enacted efficiently.
The post has been through the Council's recruitment process, and it is hoped that the permanent post will be appointed to in early summer 2026.

Section 106 Monitoring Software

2.3 Currently, all S106 agreements are monitored by the Planning Team, primarily by the Section 106 Agreement Monitoring Officer, using a central audit spreadsheet that tracks key information such as agreement dates, sites, triggers, reference numbers, and trigger status. This spreadsheet also includes finance tabs, updated roughly on a two-monthly basis by the Finance Team, capturing information such as the date of payments, payment amounts, funding allocations etc. While functional, the use of a spreadsheet is a manual process which is not considered to be efficient, nor as robust as is possible to be.

The complexity and volume of monitoring S106 agreements places a significant demand on the Planning Team's resources, making it challenging to proactively monitor S106 agreements.

- 2.4 The Council is currently in the process of procuring S106 Monitoring software. S106 Monitoring software is widely used across UK local authorities, with substantial evidence suggesting that implementing such a system at NBBC would deliver significant benefits, including improved operational efficiency across a wide range of service areas, and better budget utilisation to support investment in the Borough. It would create a single, authoritative source of information for all agreements, documents, financial data, and other relevant information. It would also ensure that every service area works from the same up-to-date information, improving accuracy, reducing duplication, and strengthening compliance and audit readiness. A central system also supports more effective cross-departmental collaboration.
- 2.5 A monitoring system would improve reporting and lead to faster response times for when dealing with other work streams, such as Freedom of Information requests. It would also strengthen agreement oversight with its automated trigger alerts, phase tracking, and workflow management, and will enable more proactive monitoring of agreements across all service areas. This will improve oversight of development progress, ensure obligations are enforced at the right time, support early financial and operational planning and reduce the risk of missed deadlines or non-compliance by developers. Introducing audited actions within dedicated Section 106 Monitoring software will ensure that all communications, reminders, and follow-ups are recorded automatically in a single, transparent audit log. This enhances accountability, supports compliance and provides a defensible record of the Council's actions.
- 2.6 Following the procurement process it is anticipated that the software will be implemented in late 2026.
- 3.0 Signed S106 agreements
- 3.1 As can be seen in Appendix B, a total of 7no. S106 agreements were signed between 1st April 2024 and 31st March 2025. These related to planning applications:
 - 038144 - Land at site 25C011 rear of Lilleburne Drive, Nuneaton- Outline application with all matters reserved except for the proposed access off Willow Close for up to 29 dwellings with associated landscaping, open space, sustainable drainage system and service infrastructure.

- 038856 - Land at Site 108D008 - Land rear of 46-80 Coventry Road Bulkington- Residential development of 149 dwellings with public open space, landscaping, highways and drainage infrastructure and associated works
- 039628 - Tunnell Road, Galley Common, Nuneaton- Erection of 14 dwellings with associated infrastructure and access road
- 039720 - 93A004 Woodlands Farm Woodlands Road Bedworth- Hybrid planning application for (i) full planning application for the demolition of the existing Woodlands Farmhouse and agricultural buildings and (ii) outline planning application for the erection of up to 150 residential dwellings (Use Class C3), and associated infrastructure, public open space and landscaping with all matters reserved except for access
- 039711 - Land at 102-122 Attleborough Road, Nuneaton- Change of use of building from Class E/B8 to Residential (Class C3) to facilitate the creation of 29 No. units.
- 039352 - Land at Judkins Quarry, Tuttle Hill Nuneaton- Full planning application for the temporary use of site for open storage (Use Class B8) and associated development, for a period of up to 5 years, or until such time as the residential development for which it is allocated commences.
- 039614, 039615, 039616 - Land at Dovedale House, 17 Bulkington Road, Bedworth- Extensions to church building over three phases.

3.2 The monetary obligations related to NBBC, WCC and other requests:

NBBC- Biodiversity offsetting, open space and sports, leisure and recreation.

WCC- cycleway improvements, education, libraries, highways, Public Rights of Way and public transport

Other- healthcare (secured on behalf of the ICB and George Eliot Hospital NHS Trust) and community (secured on behalf of Bulkington Village Centre).

The non-monetary obligations related to:

NBBC- affordable housing and biodiversity offsetting

4.0 S106 Monies Invoiced for financial year 2024/25

- #### 4.1
- Appendix C details the monies that the Finance team have raised an invoice for in the financial year 2024/25. A total of £3,255,036.46 was invoiced for between 1st April 2024 and 31st March 2025.

5.0 S106 Monies Spent in financial year 2024/25

5.1 Appendix D details the S106 monies spent in the financial year 2024/25. A total of £456,254.36 has been spent by NBBC in this period. This relates to affordable housing, survey costs for the Sandon/Weddington and Coronation Walk Cycle Tracks, provision of Table Tennis facilities at Ambleside, and provision of children's play areas and footpaths at Buttermere Recreation Ground.

6.0 Assigned S106 Monies

6.1 Appendix E shows a breakdown of S106 contributions received in respect of NBBC obligations that have been allocated for spend on projects.

- Ecology and biodiversity - a total of £707,835.22 is allocated across 10no. sites.
- Open space – a total of £3,424,581.54 is allocated across a range of open space projects across the Borough.
- Sport and community recreation - a total of £3,312,821.83 has been allocated to a number of projects.
- Allotments - a total of £114,053.65 has been allocated to 15 sites to increase capacity and improve facilities.
- Affordable Housing - £116,861.18 has been allocated to 3no. wards.

6.2 As can be seen in Appendix E, a total of £9,151,343.89 has been allocated for spend on projects. The monies included in Appendix E relate to all assigned S106 monies currently held by NBBC – they do not relate to received contributions received in financial year 2024/25 in isolation.

Contributions Stated Sum	Obligation Definition	Monetary (M) Non Monetary (NM) Obligation
	Affordable Housing	NM
	Affordable Housing Units	NM
	Affordable Housing Contribution	NM
£19,391.00	Healthcare Contribution (Acute and Accident and Emergency Care)	M
	Healthcare Contribution (Acute and Accident and Emergency Care)	M
£89,101	Highways Contribution	M
£635.00	Libraries Contribution	M
£56,361.71	Off Site Open Space Contribution	M
	Off Site Open Space Contribution	M
	Off Site Open Space Contribution	M
	Open Space Certificate of Practical Completion	NM
	Open Space Certificate of Final Completion	NM
	Open Space Scheme	NM
£1,448.00	Public Rights of Way Contribution	M
£1,450.00	Road Safety Contribution	M
£55,209.00	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
	Affordable Housing	NM
	Affordable Housing Units	NM
	Affordable Housing Contribution	NM
	Biodiversity Offsetting Scheme	NM
£65,618.11	Bulkington Village Centre Contribution	M
£463,245.00	Education Contribution	M
	Education Contribution	M
	Education Contribution	M
188,187.00	Footway/Cycleway Contribution	M
	Footway/Cycleway Contribution	M
£297,207.32	Highways Contribution	M
	Highways Contribution	M
£3,261.00	Libraries Contribution	M
	Management Company	NM
	Maintenance Scheme	NM
£13,757.34	On Site Maintenance Contribution	M

Payable Trigger Points

N/A

N/A

Only if required

To pay the Healthcare Contribution (Acute and Accident and Emergency Care) to the Council as follows: 1.1 50% upon Occupation of 25% of the Dwellings on the Site and 1.2 50% upon Occupation of 50% of the Dwellings on the Site.

To pay the Healthcare Contribution (Acute and Accident and Emergency Care) to the Council as follows: 1.1 50% upon Occupation of 25% of the Dwellings on the Site and 1.2 50% upon Occupation of 50% of the Dwellings on the Site.

To pay the Highways Contribution to the County Council upon first Occupation of the Dwellings on the Site

To pay the Libraries Contribution to the County Council upon Occupation of 25% of the Dwellings on the Site

Not later than Commencement of Development to pay to the Council £4,084.83 (Four Thousand and Eighty Four Pounds and Eighty Three Pence) of the Off Site OpenSpace Contribution for design and management fees.

To pay the remaining Off Site Open Space Contribution to the Council as follows:- 2.1 50% upon Occupation of 25% of the Dwellings on the Site and 2.2 50% upon Occupation of 50% of the Dwellings on the Site

To pay the remaining Off Site Open Space Contribution to the Council as follows:- 2.1 50% upon Occupation of 25% of the Dwellings on the Site and 2.2 50% upon Occupation of 50% of the Dwellings on the Site

N/A

N/A

N/A

To pay the Public Rights of Way Contribution to the County Council upon first Occupation of the Dwellings on the Site.

To pay the Road Safety Contribution to the County Council upon first Occupation of the Dwellings on the Site

Not later than Commencement of Development to pay to the Council £1,740 (One Thousand Seven Hundred and Forty Pounds) of the Sports Recreation and Community Contribution for design, management and delivery of capital items and to support the strategic work it is undertaking with Sport England in delivering RIBA stages 2 and 3 for the strategic leisure sites

To pay to the Council the remaining Sports Recreation and Community Contribution as follows:- 2.1 50% upon Occupation of 25% of the Dwellings on the Site 2.2 50% upon Occupation of 50% of the Dwellings on the Site.

To pay to the Council the remaining Sports Recreation and Community Contribution as follows:- 2.1 50% upon Occupation of 25% of the Dwellings on the Site 2.2 50% upon Occupation of 50% of the Dwellings on the Site.

N/A

N/A

Only if required

Not to Occupy more than 25% of the Dwellings unless and until a Biodiversity Offsetting Scheme has been submitted to and agreed in writing by the Council

Prior to Occupation of 25% of the Dwellings on Site to pay the Bulkingotn Village Centre Contribution to the Council

To pay the Education Contribution to the County Council as follows: 1.1 one third upon Occupation of 25% of the Dwellings on the Site and ; 1.2 one third upon Occupation of 50% of the Dwellings on the Site; and 1.3 one third upon Occupation of 75% of the Dwellings on the Site

To pay the Education Contribution to the County Council as follows: 1.1 one third upon Occupation of 25% of the Dwellings on the Site and ; 1.2 one third upon Occupation of 50% of the Dwellings on the Site; and 1.3 one third upon Occupation of 75% of the Dwellings on the Site

To pay the Education Contribution to the County Council as follows: 1.1 one third upon Occupation of 25% of the Dwellings on the Site and ; 1.2 one third upon Occupation of 50% of the Dwellings on the Site; and 1.3 one third upon Occupation of 75% of the Dwellings on the Site

To pay the Footway/Cycleway Contribution to the County Council as follows: 1.1 £60,000 upon commencement of Development; 1.2 The remaining Footway/cycleway Contribution to be paid upon Occupation of the 120th Dwelling on the Site

To pay the Footway/Cycleway Contribution to the County Council as follows: 1.1 £60,000 upon commencement of Development; 1.2 The remaining Footway/cycleway Contribution to be paid upon Occupation of the 120th Dwelling on the Site

To pay the Highways Contribution to the County Council as follows: 1.1 £60,000 upon commencement of Development, 1.2 The remaining Highways Contribution to be paid upon Occupation of the 120th Dwelling on the Site

To pay the Highways Contribution to the County Council as follows: 1.1 £60,000 upon commencement of Development, 1.2 The remaining Highways Contribution to be paid upon Occupation of the 120th Dwelling on the Site

To pay the Libraries Contribution to the County Council upon first Occupation of the first Dwelling on the Site

Prior to first Occupation in each Phase to submit to the Council for approval details of the Management Company in accordance with Part 2 of this Third Schedule, together with evidence to confirm that the Management Company is able to comply with the requirements set out in Appendix 2

Prior to first Occupation in each Phase to submit the Maintenance Scheme for that Phase to the Council for approval in writing

Upon an Open Space Certificate of Final Completion being issued or deemed to have been issued in respect of the Open Space Land or any part of it the Charity shall either: 9.1 offer to transfer the Open Space Land ... and on the date of transfer to the Council shall pay to the Council the relevant part of the On Site Maintenance Contribution as relates to the Open Space Land or the requisite part of it; or 9.2 transfer the Open Space Land or the requisite part of it to the Management Company ... if it is transferred to the Management Company then the On Site Maintenance Contribution is not required to be paid.

Contributions Stated Sum	Obligation Definition	Monetary (M) Non Monetary (NM) Obligation
	Open Space Certificate of Practical Completion	NM
	Open Space Certificate of Final Completion	NM
£220,120.85	Open Space Contribtuion	M
	Open Space Contribtuion	M
	Open Space Contribtuion	M
	Open Space Land	NM
	Open Space Scheme	NM
	Open Space Transfer or Maintenance Company	NM
£126,316.00	Primary Care Contribution	M
	Primary Care Contribution	M
£6,230.66	Public Rights of Way Contribution	M
£7,450.00	Road Safety Contribution	M
£343,824.00	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
£3,000.00	Toucan Crossing Contribution	M
	Affordable Housing	NM
	Affordable Housing Units	NM
	Affordable Housing Contribution	NM
£27,927.04	Open Space Contribution	M
£700.00	Road Safety Contribution	M
£26,652.00	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
£7,000.00	Traffic Regulation Order Contribution	M
	Affordable Housing	NM
	Affordable Housing Units	NM
	Affordable Housing Contribution	NM
£330,000.00	Bus Service Contribution	M
	Bus Service Contribution	M
	Bus Service Contribution	M
	Bus Service Contribution	M
£11,500.00	Bus Stops Maintenance Contribtuion	M
£240,000.00	Cycleway and Pedestrian Route Contribution (to Bedworth Town C	M
127,592.00	Healthcare Contribution	M
	Healthcare Contribution	M
	Keep Clear Lining Contribution	M

Payable Trigger Points

N/A

N/A

Not later than Commencement of Development to pay to the Council £15,923.53 (Fifteen Thousand Nine Hundred and Twenty Three Pounds and Fifty Three Pence) towards design and management fees.

To pay the remaining Open Space Contribution to the Council as follows:- 2.1 50% upon Occupation of 25% of the Dwellings on the Site; and 2.2 50% upon Occupation of 50% of the Dwellings on the Site

To pay the remaining Open Space Contribution to the Council as follows:- 2.1 50% upon Occupation of 25% of the Dwellings on the Site; and 2.2 50% upon Occupation of 50% of the Dwellings on the Site

To Provide the Open Space Land in each Phase in accordance with the Open Space Scheme prior to Occupation of 50% of the Dwellings in that Phase or such other percentage of the Dwellings as may be proposed by the Charity and agreed by the Council Prior to Commencement of Development in each Phase to submit the Open Space Scheme for the Phase to the Council for approval in writing

Prior to Commencement of Development in each Phase to submit to the Council written confirmation electing whether to transfer any or all of the Open Space to the Council or a Management Company

To Pay to the Council the Primary Care Contribution as follows:- 1.1 25% upon Occupation of 25% of the Dwellings on Site; and 1.2 75% upon Occupation of 50% of the Dwellings on Site

To Pay to the Council the Primary Care Contribution as follows:- 1.1 25% upon Occupation of 25% of the Dwellings on Site; and 1.2 75% upon Occupation of 50% of the Dwellings on Site

To pay the Public Rights of Way Contribution to the County Council upon first Occupation of the first Dwelling on the Site

To pay the Road Safety Contribution to the County Council upon first Occupation of the first Dwelling on the Site

Not later than Commencement of Development to pay to the Council £14,900.00 (Fourteen thousand and Nine Hundred Pounds) or the Sports Recreation and Community Contribution to support the strategic work it is undertaking with Sport England in delivering RIBA stages 2 and 3 for the strategic leisure sites

To pay to the Council the remaining Sports Recreation and Community Contribution as follows:- 2.1 25% upon Occupation of 25% of the Dwellings on Site; and 2.2 75% upon Occupation of 50% of the Dwellings on Site.

To pay to the Council the remaining Sports Recreation and Community Contribution as follows:- 2.1 25% upon Occupation of 25% of the Dwellings on Site; and 2.2 75% upon Occupation of 50% of the Dwellings on Site.

To pay the Traffic Regulation Order Contribution to the County Council prior to Commencement of Development

N/A

N/A

Only if required

To pay the Open Space Contribution to the Council upon first Occupation of 50% of the Market housing Units

To pay the Road Safety Contribution to the County Council upon first Occupation of the first Dwelling on the Site

To pay £1,400.00 of the Sports Recreation and Community Contribution prior to Commencement of Development

To pay 50% of the remaining unpaid Sports Recreation and Community Contribution to the Council upon first Occupation of 25% of the Market Housing Units

To pay the balance of the remaining unpaid Sports Recreation and Community Contribution to the Council upon Occupation of 50% of the Market Housing Units

To pay the Traffic Regulation order Contribution to the County Council prior to Commencement of Development

N/A

N/A

Only if required

To pay the Bus Service Contribution in the following installments: 1.1 £82,500 upon first Occupation of the first Dwelling on the Site (the "First Contribution");

1.2 £82,500 upon the anniversary of the First Contribution;

1.3 £82,500 upon the second anniversary of the First Contribution;

1.4 £82,500 upon the third anniversary of the First Contribution;

Prior to first Occupation of 25% of the Dwellings to pay to the County Council the Bus Stops Maintenance Contribution

To pay the Cycleway and Pedestrian Route Contribution (to Bedworth Town Centre) to the County Council on first Occupation of the first Dwelling

To pay 50% of the Healthcare Contribution to the Council upon commencement of the Development and to pay the remaining 50% of the Healthcare Contribution upon first Occupation of 80% of the Dwellings

To pay 50% of the Healthcare Contribution to the Council upon commencement of the Development and to pay the remaining 50% of the Healthcare Contribution upon first Occupation of 80% of the Dwellings

To pay the Keep Clear Limit Contribution to the County Council on Commencement of Development

Contributions Stated Sum	Obligation Definition	Monetary (M) Non Monetary (NM) Obligation
£21.89 per Dwelling	Library Contribution	M
	M6 Junction Contribution	M
	M6 Junction Contribution	M
	Management Company	NM
	Management Company Open Space Land	NM
£11,800	Monitoring Fee	M
£45,000.00	MOVA Contribution	M
£230,368.69	Off Site Open Space Contribution	M
	Off Site Open Space Contribution	M
	Off Site Open Space Contribution	M
	Open Space Land	NM
£14,397.82	On Site Open Space Maintenance Contribution	M
	Open Space Certificate of Final Completion	NM
	Open Sapce Certificate of Practical Completion	NM
£5,123.02	Rights of Way Contribution	M
£50.00 per Dwelling	Road Safety Contribution	M
£3,088.30	Secondary and Post 16 SEN Contribution	M
	Secondary and Post 16 SEN Contribution	M
£346,132.00	Sports Development Contribution	M
	Sports Development Contribution	M
	Sports Development Contribution	M
	TRO Contribution	M
£6,000.00	Travel Monitoring Contribution	M
	Affordable Housing	NM
	Affordable Housing Units	NM
	Affordable Housing Contribution	NM
	Affordabel Housing Scheme	NM
£399.00	Library Contribution	M
£4,425.00	Monitoring Fee	M
£56,361.71	Parks and Open Space Contribution	M
	Parks and Open Space Contribution	M
£340.94	Public Rights of Way Contribution	M
£1,450.00	Road Safety Contribution	M

Payable Trigger Points

Prior to Commencement of Development to pay to the County Council 50% of the Library contribution and to pay the remaining 50% of the Library Contribution to the County Council prior to first Occupation of the first Dwelling on the Site

To pay 50% of the M6 Junction 3 Contribution to the County Council on first Occupation of 50% of the Dwellings

To pay the remaining 50% of the M6 Junction Contribution to the County Council on first Occupation of 75% of the Dwellings

The Owner shall prior to first Occupation of the first Dwelling submit to the Council for approval details of the Management Company to be appointed to provide the Management Services and evidence that a Management Company is able to comply with the requirements of Appendix 2 and (where appropriate) Appendix 3.

N/A

The owner shall pay to the Council: (b) Eleven thousand eight hundred pounds (£11,800) being the monitoring fee of £1475 per obligation in connection with the Council's expenses incurred in subsequent monitoring and ensuring compliance with obligations on the part of the Owner comprised in this Deed on Commencement of Development

To pay the MOVA Contribution to the County Council on first Occupation of the first Dwelling

Not later than Commencement of Development to pay to the Council sixteen thousand four hundred and eleven pounds and seven pence (£16,664.86) being that part of the Off Site Open Space Contribution for Design and Management

To pay the remaining Off Site Open Space Contribution to the Council as follows: 2.1 50% upon first Occupation of 25% of the Dwellings on Site; and 2.2 50% upon first Occupation of 50% of the Dwellings on Site

To pay the remaining Off Site Open Space Contribution to the Council as follows: 2.1 50% upon first Occupation of 25% of the Dwellings on Site; and 2.2 50% upon first Occupation of 50% of the Dwellings on Site

To Provide the Open Space Land in each Phase of the Development in accordance with the Open Space Specification prior to the first Occupation of more than 50% of the Dwellings within the relevant Phase of the Development or such other percentage of Dwellings within a relevant Phase of the Development or such other percentage...

Upon an Open Space Certificate of Final Completion being issued or deemed to have been issued in respect of the Open Space Works in a Phase the Owner shall transfer the Council Open Space Land to the Council upon the terms set out in Schedule 5 hereto and on the date of such transfer shall pay such proportion of the On Site Open Space Maintenance Contribution as is agreed for the future maintenance of that part of the Council Open Space Land to the Council

N/A

N/A

To pay the Rights of Way Contribution to the County Council upon first Occupation of the first Dwelling

To pay the Road Safety Contribution in respect of each Phase to the County Council upon first Occupation of the first Dwelling in that Phase

To pay the Secondary and Post 16 SEN Contribution to the County Council as follows: 1.1 prior to the first Occupation of 25% of the Dwellings to pay to the County Council 50% of the Secondary and Post 16 SEN Contribution; and 1.2 prior to the first Occupation of 75% of the Dwellings to pay to the County Council the remaining 50% of the Secondary and Post 16 SEN Contribution

To pay the Secondary and Post 16 SEN Contribution to the County Council as follows: 1.1 prior to the first Occupation of 25% of the Dwellings to pay to the County Council 50% of the Secondary and Post 16 SEN Contribution; and 1.2 prior to the first Occupation of 75% of the Dwellings to pay to the County Council the remaining 50% of the Secondary and Post 16 SEN Contribution

Not later than Commencement of Development to pay to the Council £15,000 (fifteen thousand pounds) of the Sports Development Contribution to support the strategic work it is undertaking with Sport England in delivering RIBA stages 2 and 3 for the strategic leisure sites

To pay to the Council the remaining Sports Development Contribution as follows: 2.1 50% upon first Occupation of 25% of the Dwellings on Site; and 2.2 50% upon first Occupation of the Dwellings on Site.

To pay to the Council the remaining Sports Development Contribution as follows: 2.1 50% upon first Occupation of 25% of the Dwellings on Site; and 2.2 50% upon first Occupation of the Dwellings on Site.

To pay the TRO Contribution to the County Council on the approval of the associated reserved matters application

To pay the Travel Monitoring Contribution to the County Council on first Occupation of the 130th Dwelling

N/A

N/A

Only if required

Prior to Commencement of Development to submit the Affordable Housing Scheme to the Council for approval in writing

To pay the Libraries Contribution to the County Council upon first Occupation of the Dwellings on the Site

The Owner shall pay to the Council on completion of the Deed: four thousand four hundred and twenty five pounds £4425 @ £1475 per obligation being the monitoring fee in connection with the Council's expenses incurred in subsequent monitoring and ensuring compliance with obligations on the part of the Owners comprised in this Deed

To pay the Parks and Open Space Contribution to the Council as follows:- 1.1 50% upon first Occupation of 25% of the Dwellings; and 1.1 50% upon first Occupation of 50% of the Dwellings

To pay the Parks and Open Space Contribution to the Council as follows:- 1.1 50% upon first Occupation of 25% of the Dwellings; and 1.1 50% upon first Occupation of 50% of the Dwellings

To pay the Public Rights of Way Contribution to the County Council upon first Occupation of the Dwellings on the Site

To pay the Road Safety Contribution to the County Council upon first Occupation of the Dwellings on the Site

Application Ref	DoV / Sup	Agreement Date	Development Site
039711		18/02/2025	Land at 102-122 Attleborough Road, Nuneaton
039711		18/02/2025	Land at 102-122 Attleborough Road, Nuneaton
039711		18/02/2025	Land at 102-122 Attleborough Road, Nuneaton
039352		06/03/2025	Land at Judkins Quarry, Tuttle Hill Nuneaton, Warwickshire
039352		06/03/2025	Land at Judkins Quarry, Tuttle Hill Nuneaton, Warwickshire
039614			
039615		19/03/2025	Land at Dovedale House, 17 Bulkington Road, Bedworth CV12 9DG
039616			
039614		19/03/2025	Land at Dovedale House, 17 Bulkington Road, Bedworth CV12 9DG
039615			
039614		19/03/2025	Land at Dovedale House, 17 Bulkington Road, Bedworth CV12 9DG
039615			

Contributions Stated Sum	Obligation Definition	Monetary (M) Non Monetary (NM) Obligation
£49,689.00	Sports Recreation and Community Contribution	M
	Sports Recreation and Community Contribution	M
£5,520.00	Sports Recreation and Community Initial Contribution	M
£10,580.00	Council's Monitoring Fee	M
	Habitat Creation and Enhancement Works	NM
	Biodiversity Enhancement Scheme	NM
£9,710.84	Biodiversity Monitoring Fee	M
£32,602.16	Offset Sum	M

Payable Trigger Points

To pay the Sports Recreation and Community Contribution to the Council as follows:- 2.1 50% upon first Occupation of 25% of the Dwellings on the Site; and 2.2 50% upon first Occupation of 50% of the Dwellings on the Site

To pay the Sports Recreation and Community Contribution to the Council as follows:- 2.1 50% upon first Occupation of 25% of the Dwellings on the Site; and 2.2 50% upon first Occupation of 50% of the Dwellings on the Site

To pay the Sports Recreation and Community Initial Contribution no later than the Commencement of Development

Within 28 days of Commencement of Development to pay the Council's Monitoring Fee

1 Implementation of the Habitat and Management and Monitoring Plan 1.1 To: 1.1.1 notify the Council in writing of the Commencement Date within 10 Working Days of it occurring; 1.1.2 begin the Habitat Creation and Enhancement Works within 12 calendar months of Commencement of Development

The County covenants: 1. To implement the Biodiversity Enhancement Scheme within a period of ten (10) years from the Commencement of Development.

Upon Commencement of Development to pay the Offset Sum and Biodiversity Monitoring Fee to the County

Upon Commencement of Development to pay the Offset Sum and Biodiversity Monitoring Fee to the County

S106 monies invoiced in financial year 2024-2025

Appendix C

CODE	Planning		Receipts in 24/25	Contribution type
W21R/W41T	Application no.	Description		
6740				
X246	36873	The Long Shoot, Nuneaton	-105,119.65	Sport & Rec
X266	36491	Land near junction of Bedworth Rd/Severn Rd Bulkington	-250,354.44	Play & open space
X267	36491	Land near junction of Bedworth rd/Severn Rd Bulkington	-511,732.00	Sport & Rec
X299	36491	Land near junction of Bedworth Rd and Severn Road	-48,968.11	Community Centre
X300	36870	Hawkesbury Golf Course	-240,833.00	Sport & Rec
X301	36870	Hawkesbury Golf Course	-113,662.50	Play & open space
X304	37112	Golf Drive	-4,161.94	Sport & Rec
X306	36882	Land at Smarts Road/Rectory Road Bedworth	-39,695.37	Sport & Rec
X307	36882	Land at Smarts Road/Rectory Drive Bedworth	-29,252.00	Play & open space
X309	33156	Land at Hill Farm, Plough Hill Raod	-21,073.50	Biodiversity Offsetting
X310	33156	Land at Hill Farm, Plough Hill Road Nuneaton	-52,365.00	Play & open space
X313	35279	Land at Top Farm, Nuneaton	-248,488.39	Cycle Path
X315	35279	Land at Top Farm, Nuneaton	-60,177.27	Play & open space
X316	35279	Land at Top Farm, Nuneaton	-5,075.14	Sport & Rec
X318	35037	Land North Gipsy Lane	-19,582.00	Play & open space
X319	35037	Land north Gipsy Lane	-53,975.54	Sport & Rec
X322	34076	Land at Higham Lane, Nuneaton	-74,513.79	Biodiversity Offsetting
X323	37112	Golf Drive	-23,027.22	Play & open space
			-3,255,036.46	

Police Infrastructure	333,818.06
Bus Service	94,614.75
Sport & Community Recreation	960,592.64
Healthcare Provision	#REF!
Ecology & Biodiversity	#REF!
Open Space	#REF!
Community Centre	#REF!
Cycle Path	#REF!
	#REF!

Monies Spent in financial year 2024-2025

	£	
Affordable Housing	206,000.00	Purchase of property for the HRA
Sandon/Weddington Cycle Track	6,073.20	Spend - Initial survey costs
Coronation Walk Cycle Track	6,074.84	Spend - Initial survey costs
Ambleside Table Tennis Provision	18,000.00	Spend - Provision of Table Tennis facilities
Buttermere Recreation Ground	220,106.32	Spend - Provision of 2 childrens play areas and new footpaths
Biodiversity	0.00	
	456,254.36	

Assigned S106 Monies

£

Ecology & Biodiversity

Biodiversity Offsetting - Caldwell	29,860.61
Biodiversity Offsetting - St Georges Way	68,414.86
Biodiversity Offsetting - Plough Hill Road	63,653.29
Biodiversity Offsetting - The Long Shoot, Nuneaton	24,181.92
Biodiversity Offsetting - South Milking Lane, Nuneaton	70,243.37
Biodiversity Offsetting - The Long Shoot, Nuneaton	119,992.60
Biodiversity Offsetting - Eastboro Way	82,178.00
Biodiversity Offsetting - Faultlands Farm	19,000.00
Biodiversity Offsetting - Bedworth Rugby Club	155,796.78
Biodiversity Offsetting - Higham Lane	74,513.79
	707,835.22

Open Space

Attleborough Recreation Ground - Improvements to football pitch	8,873.75
Attleborough Rec - Cycle stands, green network signage	7,379.67
Bedworth Sloughs - Access and path improvements	4,060.53
Bermuda - Enhancement of Play Area	31,720.28
Bermuda - Natural play provision	19,835.15
Bermuda Bowling Green - Improvements	10,000.00
Bermuda Open Space - Improvements	15,860.62
Bermuda Phoenix Centre - Football pitch improvements	38,666.80
Bulkington Recreation Ground - Improvements	19,328.45
Bulkington Recreation Ground - Teenage Leisure Provision	137,574.79
Bulkington - Community Centre	48,968.11
Buttermere Park - Footpaths, play area and teenage facility improvements	0.00
Buttermere Park - Path and signage improvements	36,670.24
Buttermere Park - Design & delivery of additional play provision	5,500.00
Buttermere or Callendar - Additional play Provision	0.00
Coronation walk - Cycle Path	242,413.55
Frensham Drive/Chaucer Drive - Play equipment & pathways	165,278.44
Fusilliers Rest - Natural Play	29,055.90
George Eliot Gardens - Gateway entrance	33,646.95
Greenmoor Road Recreation Ground - Pitch provision	1,494.63
Heckley Recreation Ground - Pavilion & football pitch Improvements	77,811.26
Heckley Park - Teenage play facilities	66,419.91
Heckley Park - play facilities & green gym	80,795.65
Heckley Park - Access paths, play and landscaping	12,181.58
Heckley Park/Bayton Lake - Natural Play	54,493.27
Horeston Grange - Provision of Green Gym and Cycle works	172,160.85
Jubilee Centre - Footpath improvemnets	44,458.66
Keresley Play Area - Upgrade	2,255.79
Lilleborne Drive - Upgrade Play provision	26,448.03
Miners Welafre Park - Play pitch provision	123.49
Miners Welfare Park - Path improvements	6,192.33
Miners Welfare Park - All wheels provision	5,331.49

Miners Welfare Park - Improvements from Rye Piece ring way entrance	16,539.08
Miners Welfare Park - K barrier under railway bridge	1,400.41
Miners Welfare Park - Improvements to paths & signage	39,741.75
Miners Welfare Park - Splash park provision & Entrance improvements	72,460.71
Miners Welfare Park - Access improvements, play provision and event facilities	74,848.85
Miners Welfare Park - path links, green gym and access improvements	96,036.23
Miners Welfare Park - Play provision	17,184.00
Miners Welfare Park - Teenage play facilities	38,824.83
Miners Welfare Park - BMX provision and ball court	30,662.32
Newdigate Park - Installation of signs off Potters Road	3,672.55
Newdigate Recreation Ground - Improvements	3,231.73
Oaston Road - Footpath Construction	31,675.74
Park Lane - Play pitch improvements	8,519.01
Pauls Land - Provision of bins and benches	8,893.93
Pauls Land Pavilion - Improvements	10,573.75
Plough Hill Road - provision of sports pitches and signage in vicinity	52,365.00
Rannoch Drive - Junior play facilities	12,911.93
Rectory Drive Play Area - Additional play equipment	7,011.34
Riversley Park - Creation of vistas and river maintenance	13,462.44
Riversley Park - Cycle path	6,874.72
Riversley Park - Design and delivery of equiped play & fitness facility	90,727.21
Riversley Park - Entrance improvements	16,403.63
Riversley Park - Football provision	41,124.01
Riversley Park - Improvements to Gold belt tunnel	6,457.28
Riversley Park - New cycle bridge	106,741.01
Riversley Park - Green network signage	2,813.43
Riversley Park - Provision of Green Gym	72,683.15
Riversley Park - Visitor Improvements	91,485.66
Riversley Park - Pingles area event facility	16,724.46
Riversley Park - Path creation	23,027.22
Sandon Park - Footpath resurfacing	7,252.46
Sandon Park - Improvements	7,050.63
Sandon Pavilion - Community facilities	26,859.37
Sandon Park - Improved access to play pitch	4,621.27
Sidings Pool, Smorrall Lane - Path & equipment improvements	22,872.12
St Giles Rec. - Play provision, paths and signage	80,425.35
Stockingford Recreation Ground	197.89
Tiverton Drive Play Area - Upgrade	295,498.48
The Dingle - Upgrade paving	22,088.85
The Long Shoot - Play & Open Space improvements	885.74
Upgrade of Play Areas	15,033.69
Vale View Community Centre - New gate and path	1,138.55
Weddington - Cycle Way	238,493.99
Weddington - Footpath improvements	140,706.03
Whittleford Cycleway - Signage	2,029.44
Whittleford Park - Improvements	111,827.55
Whittleford Park - Upgrade of footpaths	15,744.69
Windmill Hill - Provision of footpaths	11,777.89

3,424,581.54

Sport & Community Recreation

Design & Development Pingles HUB	50,000.00
Design and Development - new leisure centres Nuneaton	191,457.27
Design & Development Bedworth HUB	1,724,675.79
Pingles LC - increase capacity for disabled facilities	20,233.75
Bedworth Rugby Club - New facilities	1,250,000.00
Heckley Fields - Provision of pitches & sports facilities	76,455.02
	3,312,821.83

Allotments

Queen Street Allotments increase capacity	749.85
Barnacle Lane Allotment capacity increase	1,123.08
Mount Pleasant Allotments	243.87
Aberdeen Road Allotments increase capacity	16,830.19
Weddington Allotment Extention	12,956.44
Ryders Hill Allotments Increase capacity	17,253.08
Greenmoor Road Allotmentincrease capacity	1,191.27
Milford Street Allotments	2,670.11
Higham Lane Allotments increase capacity	28,086.38
Bulkington Allotment - Increase capacity	12,425.13
Schhol Lane Allotment - Increase capacity	6,847.67
Wheelwright Lane Allotment - facilities	4,830.20
Grange Road Allotments - increase capacity	5,017.83
Hilltop East Allotment - increase capacity	2,857.54
Bowling Green Lane Allotment - Increase capacity	971.01
	114,053.65

Affordable Housing

Affordable Housing - Weddington	80,000.00
Affordable Housing - Whitestone	16,861.18
Affordable Housing - Attleborough	20,000.00
	116,861.18

Grounds maintenance 20 year contribution* 1,475,190.47

9,151,343.89

*Grounds maintenance contribution is apportioned over a 20 year period to support revenue costs

AGENDA ITEM NO. 9

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Overview and Scrutiny Panel - Business, Regeneration and Planning

Date of Meeting: 11th June 2026

Subject: Abbey Theatre Lease update

Portfolio: Business and Regeneration

Responsible Officer: Assistant Director – Economy & Regeneration

Corporate Plan – Theme: 1 – Place and Prosperity (P&P)

Corporate Plan – Aim: P&P 1 - Regenerate Nuneaton Town Centre

Ward Relevance: Abbey

Public or Private: Public

Amendment to Budget: No **Council Tax Related:** No

Recommendation to Council/Cabinet/Committee: No

Forward Plan: Yes August 2026

1. Purpose of report

1.1. To provide an update on the progression of Lease arrangements for Abbey Theatre/Nuneaton Arts CIO as recommended by Cabinet.

2. What is the panel being asked to consider?

2.1. Noting update

3. Recommendations

4. Background

- 4.1. The lease on Abbey Theatre had been carried over for several years without formal renewal negotiations at a rent of £700 per annum.
- 4.2. To address this issue external surveyors were commissioned to conduct negotiations on behalf of NBBC, and to provide a valuation assessment and review the condition in order to submit a proposal for a lease renewal, that would meet best value obligations and secure the future of the venue.
- 4.3. The proposal outlined granting a long lease (circ 125 years) to the Nuneaton Arts CIO with a premium reflecting the length of the lease that would enable NBBC to negate of any potentially onerous future repairing obligations and return a financial contribution.
- 4.4. These conclusions were based on a review of similar local arts/theatre locations, their tenure and accounts, as highlighted below:
 - a) Rugby Theatre - they own a freehold, income is £308,956 with 270 seats
 - b) Priory Theatre, Kenilworth- they own freehold, income is £294,000 with 120 seats
 - c) Loft theatre, Leamington- they own freehold, income is £170,796 with 200 seats
 - d) Talisman Theatre, Kenilworth, they own freehold, income is over £250,000 with 158 seats
- 4.5. It was noted that:
 - a) Any existing income producing assets not being let at open market value such as the abbey Theatre, with repairing obligations on NBBC likely to outweigh any income, should be considered for surrender of the existing lease and grant of a new long lease to tenants.
 - b) This would benefit NBBC as there is a premium payable on completion and no repairing/insuring obligations moving forward.
 - c) For the tenant, whose lease has expired and is holding over, longer leases provide security of tenure and opportunities to secure additional grant funding or finance.
 - d) Under all circumstances a current open market value should be obtained and professional advice sought independently.

- e) Best value must be demonstrated and justified.
- f) Shorter lease terms such as 50 years would not provide benefits to either the tenant or NBBC and long term circa 100-to-125-year terms should be considered where possible.

4.6 In the case of Abbey Theatre, it was recommended that the deal should be structured in a way as to provide them with a virtual freehold agreement, allowing them to apply for loans/grants to make improvements to the venue and negating any NBBC liability. Where an organisation cannot raise funds to purchase the freehold, an extension with ground rent payable with a premium could be spread over the longer term of the lease providing annual income to NBBC.

4.7 Other options presented included;

- a) Short term lease – would not be appealing to the existing tenant for reasons outlined above.
- b) Sell the premises/land and return a Capital receipt.

5. Body of report

- 5.1. The draft proposal was rejected by the Administration as it was considered that such a long lease was not in the best interest of the Authority and a second opinion was requested.
- 5.2 Updated condition reports and ECP certification (Energy Performance Certification) have been completed to support the lease negotiation.
- 5.3 Awaiting surveyors valuation report - anticipate receipt 14 days. The report will provide the information required to make an informed decision on options available to the Council.
- 5.4 Recommendations to be made to the portfolio holder, and presented to Cabinet for approval.
- 5.5 We understand that representative from the are currently in discussion with a third party in regards to access to the rear of the venue and they have advised NBBC that if that cannot secure rights of access it may have implications for the lease agreement.

6. Biodiversity Implications

- 6.1. No direct biodiversity implications have been identified.

7. Appendices

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

8. Background papers

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

9. Report Writer Details:

Officer Job Title: Assistant Director – Economy & Communities

Officer Name: Jonathan White

AGENDA ITEM NO. 10

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Business, Regeneration and Planning Overview and Scrutiny Panel

Date of Meeting: 11th June 2026

Subject: Regeneration Projects Update

Portfolio: Business and Regeneration

Responsible Officer: Assistant Director - Economy and Communities

Corporate Plan – Theme: 1 – Place and Prosperity (P&P)

Corporate Plan – Aim: P&P 1 - Regenerate Nuneaton Town Centre

Ward Relevance: St Mary's, Poplar

Public or Private: Public

Amendment to Budget: Yes **Council Tax Related:** No

Recommendation to Council/Cabinet/Committee: No

Forward Plan: Yes – Regeneration Update

-
1. Purpose of report
 - 1.1. An update on the current progress being made with the Town Centre Development and projects and any other future proposed redevelopment in Nuneaton and Bedworth.
 2. What is the panel being asked to consider?
 - 2.1. To note update
 3. Recommendations
 - 3.1. To note the report

4. Background

4.1. We are now in a crucial time for regeneration, with many of the projects scheduled for completion later in 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.

4.2. Practical Completion is now complete with BAM Construction for their works on Phase 2 of Grayson Place and they will be off site from the end of May 2026.

5. Body of report

5.1. Abbey Street Redevelopment – Leisure Unit

With construction of the leisure box now complete and the lease signed with the paddle operators, work is under way to complete the design and construction of the car park extension and the provision of the internal 2 external double, 1 single and 1 Championship courts (the only Championship Court in UK), pending final planning approval.

5.2 Food Court

The build is complete; however, further works are now required to divide the unit and utility supplies to meet requirement of the national anchor tenant and create a second unit for leasing. Interest has been received from a prospective regional operator for this second unit.

5.3 College - Digital Innovation & Skills Centre

The works to the main area of the building are complete, the College have contractors on site to complete the kitchen fitouts. Final Lease agreement is pending.

5.4 Financials Grayson Place

5.4.1 The refinements to the Food Hall specification, car park extension and the completion of the college building kitchen fitout, all fall outside of the original BAM contract specifications. Although the original spec for the project fell within the budget these elements will fall outside of the original budget parameters, creating a requirement for additional funding to support its completion.

5.4.2 A report was submitted to Cabinet outlining these additional cost pressures, result in a projected overspend of £812k. In order to fully mitigate the overspend, it was proposed to remove the

refurbishment of the India Red building from the project scope which will realise a project cost reduction of £350k. The works to India Red would then be undertaken via the Corporate Capital Property Programme, and will be included within the Asset Management Strategy, which is currently being collated for Cabinet approval during 2026/27.

5.4.3 In addition, £247k of UK Shared Prosperity Funding has been secured to contribute to the external realm works that have been undertaken. This then reduces the funding gap to £215k.

5.4.4 It is also proposed that the currently unallocated remaining Pathfinder funding of £280k is moved to this project, resulting in a project surplus of £65k. It is further proposed that the surplus amount remains allocated to this project to provide an additional contingency amount to mitigate any cost pressures that may arise, largely due to the ongoing global economic potential for price fluctuations.

5.5 Bridge to Living

5.5.1 The Bridge to Living scheme will create a green corridor connection from Bridge Street to the green spaces at George Elliot Gardens and Riversley Park, with the addition of a 30 space car park.

5.5.2 Contractor have taken over the site and completed a soft strip out and asbestos removal. Party wall agreements are in place with the joining properties and all ecological assessments required for planning permission relating to the river crossing and town centre conservation area are complete.

5.5.3 The Additional 2 planning apps required have been submitted and it is anticipating that the contractors will be back on site at the end of June 2026 pending final planning approval to complete the works.

5.6 EV Charging

5.6.1 The provision of EV charging points was required under the planning conditions for the development of both Grayson Place and the Bedworth Physical Activity hub. An initial budget was allocated to the project of £250,000

5.6.2 Following a competitive Tender Qwello UK Ltd were selected to provide a concession-based contract to supply, maintain and administer the provision of 17 EV charging points to meet the requirements of the planning conditions.

5.6.3 The contract is a concession-based meaning that the providers will supply, fit and maintain the equipment at their cost with NBBC taking a share of any income generated from the charge made for the service. This has allowed the original £250,000 budget to be reallocated to the wide Grayson Place scheme.

5.6.4 First site meeting with the supplier is scheduled for the 11th June 2026 to outline the project mobilisation.

5.7 Bedworth Market

5.7.1 The construction work at Bedworth Market is now complete pending final snagging and pigeon proofing.

5.7.2 As part of the Believe in Bedworth consultation process to determine the priorities for the Boards investment plan, Bedworth Market was identified as an opportunity for the creation of a multi-purpose destination location to support events and community activities within the heart of the town centre.

5.7.3 As a consequence the Believe in Bedworth Regeneration plan and Investment Plan an allocation of £250,000 has been included to create a Phase 2 Bedworth Market improvement plan to support the delivery of the outcome of creating the multi-use space, allowing the venue to host of food and drink events, music events, community and youth activities.

5.7.4 Consultation is currently underway with the Believe in Bedworth Board to establish the scope and cost of these further improvements.

6. Biodiversity Implications

i. Biodiversity implications have been considered as part of the Bridge to Living scheme, including ecological assessments associated with the proposed green corridor and river connection. No adverse biodiversity implications have been identified at this stage.

7. Appendices

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

8. Background papers

8.1 Please note no there are no back ground papers attached to this report.

9. Report Writer Details:

Officer Job Title: Assistant Director – Economy & Communities

Officer Name: Jonathan White

Nuneaton and Bedworth Borough Council

FORWARD PLAN SHOWING THE KEY DECISIONS THAT WILL BE MADE IN THE 4 MONTHS BEGINNING 1ST JUNE 2026 AND EXEMPT INFORMATION DECISIONS THAT ARE TO BE MADE DURING JUNE, 2026.

The table below shows the likely date the listed key decisions will be made and by whom and also lists the subject of decisions to be made under Exempt Information rules. Please contact the officer mentioned in the seventh column if you wish to know:-

- ◆ the groups or organisations whom the decision maker will consult before making the decision;
- ◆ how such consultation will be undertaken;
- ◆ what documents the decision maker will consider in making that decision; or
- ◆ how, and by when, you can make any representations about the proposed decision.

Items highlighted in **yellow** are new or amended items for this publication.

Date entered:	Item - Description	Committee	In Private Session	Reason for Item being Considered in Private Session	Date	Report Author	Person Responsible	Cabinet Portfolio	OSP
20/03/26	Strategic Authorities and Planning Update	Cabinet	No		May 2026	Tom Shardlow ☎02476 376004	Tom Shardlow ☎02476 376004	Resources and Central Services	Health & Corp Resources
24/04/26	Section 106 Monitoring System – Budget Variation	Cabinet Council	No		May 2026 July 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning and Enforcement	Business, Regen & Planning

30/03/26	Transformation Strategy	Cabinet	No		May 2026	Anthony Baxter ☎02476 376770	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
27/02/26	Housing Revenue Account – Housing Stock Acquisition	Cabinet	No		June 2026	Lynn Joy ☎02476 376880	Dawn Dawson ☎02476 376408	Housing	Housing and Communities
14/05/26	Adoption of Revised Private Sector Housing Enforcement Policy, Civil Penalty Policy and HMO Mandatory Licence Conditions	Cabinet	No		June 2026	Alastair Blunkett ☎02476 376064	Kevin Hollis ☎02476 376143	Housing	Housing and Communities
20/05/26	Housing Ombudsman Annual Complaint Handling report	Cabinet	No		June 2026	Lynn Joy ☎02476 376880	Dawn Dawson ☎02476 376408	Housing	Housing and Communities
30/03/26	Contract Variation – Civica CX (Housing)	Cabinet	No		June 2026	Dawn Dawson ☎02476 376408	Dawn Dawson ☎02476 376408	Housing	Housing & Comm
04/02/26	Planning Fees	Cabinet/ Council	No		June 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning and Enforcement	Business, Regen & Planning

16/03/26	Street Naming and Numbering Fees	Cabinet/ Council	No		June 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning and Enforcement	Business, Regen & Planning
24/04/26	Local Council Tax Reduction Scheme to Banded Scheme Consultation	Cabinet	No		June 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resource s
27/02/26	Corporate Plan Delivery Plan Year 1	Cabinet	No		June 2026	Tom Shardlow ☎02476 376004	Tom Shardlow ☎02476 376004	Resources and Central Services	Health & Corp Resource s
27/11/25	Tenant Satisfaction Measures 2025/26	Cabinet	No		June 2026	Dawn Dawson ☎02476 376408	Dawn Dawson ☎02476 376408	Housing	Housing & Comm
31/10/25	Negotiated Stopping Places	Cabinet	No		June 2026	Alastair Blunkett ☎02476 376064	Kevin Hollis ☎02476 376143	Planning and Enforcement	Business, Regen & Planning
30/09/25	Warwickshire Health and Wellbeing Strategy	Cabinet	No		June 2026	Katie Memetovic-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env & Leisure

16/03/26	Commencement of new Local Plan	Cabinet	No		June 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning and Enforcement	Business, Regen & Planning
31/03/25	Pingles Decarbonisation Closure	Cabinet	No		July 2026	Katie Memetovi c-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env & Leisure
24/12/25	Medium Term Financial Strategy	Cabinet/ Council	No		July 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
31/07/25	General Fund Revenue Outturn 2025/26	Cabinet	No		July 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
31/07/25	HRA Revenue Outturn 2025/26	Cabinet	No		July 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
31/07/25	Capital Outturn 2025/26	Cabinet	No		July 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources

31/07/25	Collection Fund 2025/26	Cabinet	No		July 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
31/07/25	Treasury Annual Report 2025/26	Council	No		July 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
31/05/23	Asset Management Plan	Cabinet	No		September 2026	Jonathan White/ ☎02476 376549	Dawn Dawson ☎02476 376408	Business & Regeneration	Business, Regen & Planning
30/09/25	General Fund Budget Monitoring Q1	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
30/09/25	Housing Revenue Account Budget Monitoring Q1	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
30/09/25	Capital Monitoring Q1	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources

24/04/26	Local Council Tax Reduction Scheme to Banded Scheme	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
27/11/25	Draft Budget 2027/28	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
24/12/25	General Fund Budget Monitoring Q2	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
24/12/25	Housing Revenue Account Budget Monitoring Q2	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
24/12/25	Capital Monitoring Q2	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources
27/02/26	General Fund Budget 2027/28	Cabinet/Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resources

27/02/26	Housing Revenue Account Budget 2027/28	Cabinet/ Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resource s
27/02/26	Treasury Strategy 2027/28	Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resource s
27/02/26	Capital Budget 2027/28	Cabinet/ Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resource s
27/02/26	Local Council Tax Support Scheme	Cabinet/ Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resource s
27/02/26	Medium Term Financial Strategy	Cabinet/ Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Resources & Central Services	Health & Corp Resource s

Cabinet – Exempt Items

Date entered:	Item - Description	Committee	In Private Session	Reason for Item being Considered in Private Session	Date	Report Author	Person Responsible	Cabinet Portfolio	OSP
24/04/26	Regeneration Projects Update	Cabinet	Yes	The report will contain information relating to the financial or business affairs of any particular person (including the Authority holding the information)	June 2026	Jonathan White ☎02476 376549	Dawn Dawson ☎02476 376408	Business & Regeneration	Business, Regen & Planning

Individual Cabinet Member Decisions

Date entered:	Item - Description	Portfolio Holder	In Private Session	Reason for Item being Considered in Private Session	Date	Report Author	Person Responsible	OSP

Individual Cabinet Member Decisions – Exempt Items								
	None							

Officer Decisions									
Date entered:	Item - Description	Directorate	In Private Session	Reason for Item being Considered in Private Session	Date	Report Author	Person Responsible	Cabinet Portfolio	OSP
	None								
Officer Decisions – Exempt Items									

The Cabinet Members are:

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

Observer:
Leader of the Main Opposition Group

- Councillor K. Wilson

Dated: 14th May 2026

Signed: S. Hey (Leader of the Council)

Business, Regeneration and Planning Overview and Scrutiny Panel – Work Programme 2026/27

Meeting dates: 11th June 2026, 1st October 2026, 28th January 2027

Date Added	Lead Officer	Title	Description	Scrutiny/ Overview	Proposed Committee Date	Include in 2027/28 Work Programme	On Agenda 2026/27 or Briefing Note
	Steve Gore	Integrated Performance Report	Quarterly Benchmarking Report	Scrutiny	11 th June 2026 1 st October 2026 28 th January 2027		Yes
Jan 2026	Jonathan White	Nuneaton Arts CIO – Lease	Update on Lease for the Abbey Theatre/Nuneaton Arts CIO		11 th June 2026		Yes
Jan 2025	Jonathan White	Regeneration Projects Update	An update on the current progress being made with the Town Centre Development and projects. Also, any other future proposed redevelopment in Nuneaton and Bedworth	Performance Monitoring	11 th June 2026		Yes
June 2022	Louise Hryniw / Claire Hill	S.106 Update	A yearly monitoring report including details of spend of Section 106 monies.	Overview	11 th June 2026		Yes
	Dawn Dawson	Queensbury Review	Scrutinise and review value for money and the benefits to the Council	Scrutiny		If agreed at June meeting	
	Louise Hryniw/ Sarah Matile	Monitoring delivery of the Borough Plan	Monitoring delivery of the Borough Plan and consideration of the data around the land supply targets.	Overview	1 st October 2026		
June 2022	Abu Malek	PSPO review	Update on the effectiveness of the current PSPOs	Overview	28 th January 2027		
October 2022	Jonathan White	Town Centres and Economy Updates	To provide members with an update on the markets, footfall, parking and Christmas	Update	28 th January 2027		
2015/16	Jonathan White	Council Owned Land and Leases	Update on vacant Council owned commercial properties in Nuneaton and Bedworth	Scrutiny	28 th January 2027		



SCRUTINY WORK PROGRAMME SUGGESTION FORM

When suggesting a Work Programme item, consideration needs to be given to the following questions:

- Why is the issue being suggested for review?
- What difference could be made by looking at this item?

Suggested Work Programme Item – please provide as much detail as possible	
<p>Queensbury review</p> <p>There should be a review because we have had a contract with this company for many years now and they have never been to scrutiny.</p> <p>This links to the council vision are the future of the council regeneration.</p> <p>This could save the council a lot of money and also it could show us what we have done right or wrong. We have been paying this company £9,000 per month for years and we have never reviewed what the benefits are that we are getting.</p>	<p>Please consider:-</p> <ul style="list-style-type: none"> • Why should there be a review • Any links to Council vision or priorities • What benefits would there be to residents or
Reasons for this suggestion – please provide as much information as possible	
<p>The facts are that we have been using this company for a lot of years and the use of them has never been scrutinised.</p> <p>I have attached what documentation I have but even this is from 2024 and I am not sure if we ever have monthly reports.</p> <p>If we have had monthly reports can these be shown to the scrutiny panel?</p>	<p>Please consider:-</p> <ul style="list-style-type: none"> • What are the facts • Any evidence to support it • Any particular documents or organisation you wish to refer to • Possible
Desired outcome of the review	

To improve the way the council scrutinise the contractors that they use would be one expected outcome. I would also expect us to learn that contractors need constant review and constant scrutiny.

This might be achieved by someone reviewing all of the contractors that the council use and setting something up on a computer system that tells them when they need to review them again.

Please consider:-

- What you would like to see happen from the review
- How might this be achieved

Name:

Chris Watkins

Date:

3rd April

2026

Please return completed form to :- committee@nuneatonandbedworth.gov.uk