Nuneaton & Bedworth
United to Achieve

**Nuneaton and Bedworth Borough Council**
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Date: 7th July 2026

Dear Sir/Madam,

A meeting of the **CABINET** will be held in the Council Chamber, Town Hall, Nuneaton, on **Wednesday, 15th July 2026** at **6.00 p.m.**

Yours faithfully,

Tom Shardlow

Chief Executive

To: Members of Cabinet

Councillor G. Finch (Leader) (Chair)
Councillor M. Bannister (Deputy Leader and Finance, Enabling Services and Communities)
Councillor J. Bartlett (Housing)
Councillor S. Coates-Jarman (Planning, Enforcement and Public Services)
Councillor J. Groves (Town Centre Regeneration and Business Development)
Councillor B. Greenwood (Leisure and Health)

Observer:
Councillor B. Hughes (Leader of the Main Opposition Group)

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

# AGENDA

## PART I

## PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds, please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. APOLOGIES - To receive apologies for absence from the meeting.

3. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

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

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

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

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

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

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

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

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

4. MINUTES - To confirm the minutes of the Cabinet meeting held on the 17th June 2026 **(Page 8).**

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. NEW ADMINSTRATION 100 DAY PRIORITIES a report of the Chief Executive attached **(Page 14)**

7. ADOPTION OF REVISED PRIVATE SECTOR HOUSING ENFORCEMENT POLICY, CIVIL PENALTY POLICY AND HMO MANDATORY LICENCE CONDITIONS report of the Assistant Director – Environment & Enforcement attached **(Page 24)**

8. SPECIAL PROJECTS RESOURCE a report of the Assistant Director – Planning attached **(Page 52)**

9. REGENERATION PROJECTS UPDATE AND REGENERATION REVIEW a report of the Strategic Director – Communities and Place attached **(Page 58)** **Appendix B is to follow**

10. GENERAL FUND REVENUE OUTTURN 2025/26 report of the Assistant Director – Finance attached **(Page 73)**

11. HOUSING REVENUE ACCOUNT REVENUE OUTTURN 2025/26 report of the Assistant Director – Finance attached **(Page 86)**

12. CAPITAL OUTTURN 2025/26 report of the Assistant Director – Finance attached **(Page 100)**

13. COLLECTION FUND 2025/26 report of the Assistant Director – Finance attached **(Page 116)**

14. RECOMMENDATIONS FROM OVERVIEW AND SCRUTINY PANEL

a) **Business Regeneration and Planning OSP – 11th June 2026**

At its meeting a Regeneration Projects Update (copy of report attached **Page 125)** was provided to the panel from this a recommendation was proposed to be put forward for Cabinet. A copy of the minute which includes the recommendation is shown below:

*BRP1* ***Regeneration Projects Update***

*A report of the Assistant Director – Economy and Regeneration provided the Panel with an update on the current progress being made with the Town Centre Development and projects and any future proposed redevelopment in Nuneaton and Bedworth.*

***Public Speaker**: Councillor C. Watkins*

*The Panel discussed and asked questions on the following:*

- *Bridge for Living – planning has gone in and contractors and cabins etc are due to come back on site late July/early August (pending planning approval).*
- *EV charging points – a site visit by the successful contractors took place on 11th June 2026, an update on installation dates will be emailed to Members via Committee Services.*
- *Public event area – awaiting final drawings for Padel, this will then be going to Planning.*
- *A structural survey has taken place on the bank and it is structurally sound.*
- *Concerns about money lost due to the Cinema, and a need to learn from any past mistakes.*
- *It was noted that the college lease still needs signing.*
- *Before the next scrutiny meeting, it was requested that a site visit be arranged for Panel Members to view the Grayson Place site.*
- *Bedworth Market – monies have been spent in relation to regeneration of the market. Believe in Bedworth also have funding to further improve the area.*

***RESOLVED** that*

a) *the information contained withing the report be scrutinised and the report be noted; and*
b) ***IT BE RECOMMENDED TO CABINET** that any outstanding leases be reviewed.*

15. ANY OTHER ITEMS **-** which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified)

**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**

**CABINET** **17th June 2026**

A meeting of Cabinet was held on Wednesday 17th June 2026 in the Council Chamber at the Town Hall.

**Present**

Councillor G. Finch (Leader) (Chair)
Councillor M. Bannister (Deputy Leader and Finance, Enabling Services and Communities)
Councillor J. Groves (Town Centre Regeneration and Business Development)
Councillor B. Greenwood (Leisure and Health)

CB10 **Apologies**
Councillor J. Bartlett (Housing)
Councillor S. Coates-Jarman (Planning, Enforcement and Public Services)

CB11 **Declarations of Interest**
**RESOLVED** that the Declarations of Interest for this meeting are as set out in the Schedule published on the website.

CB12 **Minutes**
**RESOLVED** that the minutes of the Cabinet meeting held on 27th May 2026, be approved, and signed by the Chair

CB13 **Housing Ombudsman Annual Complaint Report**
A report of the Assistant Director – Housing Services submitted a report detailing the social housing Annual Housing Complaint Handling and Service Improvement Report for 2025/26 which incorporated the annual self-assessment. These documents must be submitted to the Housing Ombudsman Service (HOS) by 30th June 2026 and were submitted to Cabinet for noting.

**RESOLVED** that

a) The contents of the Annual Housing Complaint Handling and Service Improvement Report 2025/26 be noted;

b) Cabinet invites comments from the Communities, Corporate Resources and Housing Overview and Scrutiny Panel, as per the requirements of the HOS;

c) Cabinet make comment upon the report, as per the requirements of the HOS; and

d) the Portfolio Holder for Housing be appointed as the Member Responsible for Complaints, as described at paragraph 4.7 of the report.

**SPEAKER:**
Councillor Keith Kondakor
Councillor Chris Watkins

Options

- Do nothing – Rejected - Housing Ombudsman Complaint Handling Code is a statutory requirement for social housing landlords. This code requires the publication and submission of an annual report, following review by the Council's relevant governance arrangements.

Reasons

Housing Ombudsman Complaint Handling Code is a statutory requirement for social housing landlords. This code requires the publication and submission of an annual report.

CB14 **Tenant Satisfaction Measures 2025/26**

The Assistant Director for Housing Services submitted the results of the 2025/2026 Tenant Satisfaction Measures (TSM) perception survey and associated management information which must be submitted to the regulator of Social Housing (RSH) by 30th June 2026.

**RESOLVED** that

a) The Assistant Director for Housing Services, in consultation with the Portfolio Holder and Strategic Director for Communities and Place, to develop and implement targeted service improvement actions arising from the TSM results;

b) any resulting service improvements are reported to the Communities, Corporate Resources and Housing Overview and Scrutiny Panel;

c) the outcome of the Tenant Satisfaction Measures be noted; and

d) delegated authority be given to the Assistant Director for Housing Services and Strategic Director– Place and Communities to submit the results of the Tenant Satisfaction Measures to the Regulator of Social Housing.

**SPEAKERS:**

Councillor Keith Kondakor
Councillor Sue Markham

Options:

- Do nothing – rejected - This was rejected because the Council has a statutory duty to publish and submit TSMs to the Regulator of Social Housing. Taking no action would put the Council at risk of non-compliance and prevent service improvements

Reasons:

The Council has a statutory duty to publish and submit TSM's to the Regulator of Social Housing.

CB15 **Housing Revenue Account – Housing Stock Acquisition – Manor Park Development**

A report of the Assistant Director – Assets and Compliance submitted a report to Cabinet seeking approval to acquire eight properties from Warwickshire Property

Development Group (WPDG) for affordable rent for residents within Nuneaton and Bedworth who are currently on the Council's waiting list for housing.

**RESOLVED** that

a) the acquisition of 8 Section 106 properties at the former Manor Park School in Nuneaton be approved;

b) it be recommended to Full Council that the HRA capital budget be amended to incorporate £774,312 over a three year period as outlined in 5.1 of the report;

c) it be recommended to Full Council the one off charge for 2027/2028 of £32K be approved and built into the HRA Business Plan and 2027/2028 budget and note the income outlined in section 5.4 of the report; and

d) delegated authority be given to the Strategic Director for Communities and Place, in consultation with the Portfolio Holder, to acquire the properties.

**SPEAKERS:**
Councillor Brady Hughes
Councillor Keith Kondakor
Councillor Chris Watkins

Options:

- Do nothing – rejected - There is a 5-year timeframe within which to spend the One for One receipts, meaning that there would be a possibility that some receipts would have to be repaid to Government with interest. The Right to Buy continues to deplete the Council's housing stock. Without this project we will not be able to redress the balance and reduce the waiting times for residents waiting to be housed.

- Build our own housing stock – rejected - There are very few developable sites remaining within the Housing Revenue Account. Most remaining sites are complex and / or constrained which increases the cost to build. The Housing Development and Acquisition Strategy recognises the need to consider acquisition in order to maintain a supply of social/affordable homes to mitigate the loss of homes via the Right to Buy. This project will complement the numbers of new homes that the Council is able to facilitate and relieve some pressure on housing demand and temporary accommodation usage and cost to the General Fund. This option is not discounted over the longer term, as both the acquisition proposal within this business case and the building of new homes within the Housing Revenue Account are complementary and necessary to provide a supply of social/affordable housing.

Reasons:
The acquisition of these 8 affordable homes represents a cost-effective opportunity to increase housing supply, reduce demand pressures, and make full use of available Right to Buy receipts to support residents in need.

CB16 **Warwickshire Health and Wellbeing Strategy**

The Assistant Director – Recreation & Culture updated Cabinet on the recently adopted Warwickshire Joint Local Health and Wellbeing Strategy 2026 – 2032 by Warwickshire Health and Wellbeing Board.

**RESOLVED** that

a) the Warwickshire Joint Local Health and Wellbeing Strategy 2026-2031 recently adopted by Warwickshire Health and Wellbeing Board be noted;

b) the Council continue to support the development of local place-based delivery plans through its involvement in the Warwickshire North Place Health and Wellbeing Place Partnerships.

**SPEAKERS:**
Councillor Keith Kondakor
Councillor Brady Hughes

Options:
Do nothing – rejected - The Strategy will continue to be adopted by Warwickshire County Council and endorsed by other District and Boroughs.

Reasons:
The new strategy sets out how partners will work together to improve population health, prevent ill-health and reduce health inequalities across the whole of Warwickshire.

CB17 **Commencement of New Local Plan**

The Assistant Director for Planning submitted a report to Cabinet to set out the implications of the Town and Country Planning (Local Planning) (England) Regulations 2026 (the ‘2026 Regulations), which came into force on 25$^{th}$ March 2026. The 2026 Regulations bring into effect a new system for plan-making.

**RESOLVED** that

a) a new Nuneaton and Bedworth Borough Local Plan (NBBLP) be commenced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2026.

b) it be recommended to Full Council that the new Local Plan be titled the Nuneaton and Bedworth Borough Local Plan (NBBLP), and that the Council’s Constitution will be updated to retitle the Borough Plan Committee to the Local Plan Committee for consistency.

c) the submission of the Council’s formal ‘Notice of Intention to Commence’ the NBBLP to the Ministry of Housing, Communities and Local Government (MHCLG) and its publication (Regulation 19) be approved;

d) the updated NBBLP Timetable as set out in Appendix C of the report and authorises the submission of the Timetable to MHCLG and its publication (Regulation 4) be approved;

e) delegated authority be given to the Assistant Director for Planning, in consultation with the Portfolio Holder for Planning and Enforcement to:

i.) issue and publish monthly (or as required) updates to the NBBLP Timetable and to ensure an up to date timetable be made publicly available (Regulation 6). Updates to the timetable will be provided to Local Plan Committee;

ii) commencement of the Scoping Consultation (Regulation 20) be agreed as set out in Appendix D of this report, publish the notice of the local plan scoping consultation and make any minor amendments prior to commencing consultation;

iii) approve, publish and submit the required documents and statements for statutory Gateways 1 self assessment (Regulation 21), Gateway 2 (Regulation 26) and Gateway 3 (Regulation 31) with updates provided to the Local Plan Committee;

iv) publish a summary of consultation representations received to the Scoping Consultation (Regulation 22) with updates provided to the Local Plan Committee.

v) commence the preparation of the Consultation: Proposed Local Plan content and evidence (Regulation 23), noting the Proposed Local Plan content and evidence will be subject to Cabinet approval prior to commencing consultation.

vi) publish a summary of consultation representations received to Proposed Local Plan content and evidence (Regulation 24) with updates provided to the Local Plan Committee.

vii) commence the preparation of the Consultation: Proposed Local Plan (Regulation 27), noting the Proposed Local Plan will be subject to Cabinet approval prior to commencing consultation. viii. publish a summary of consultation representations received to Proposed Local Plan (Regulation 30), with updates provided to the Local Plan Committee; and

f) Cabinet notes that it is anticipated that Council will need to formally approve the submission of the NBBLP for independent examination once Gateway 3 has been completed (Regulation 34). This will be subject to a future report which will be put before Cabinet.

**SPEAKERS:**
Councillor Keith Kondakor

Options:

- To not proceed with the commencement of a new Local Plan and to reject the recommendations set out in this report - rejected– The Town and Country Planning Regulations (England) 2026 require authorities to commence a new Local Plan. This includes ‘backstop dates’ which authorities must meet. The opportunity for government funding is linked to the backstop dates outlined in the regulations. There is a risk of not meeting the 30-month plan period and potential intervention by the Secretary of State

Reasons
The Council has a statutory duty to prepare a new Local Plan in accordance with the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2026. Breaches of this statutory requirement could result in government intervention and the Council having to pay the full costs.

CB18 **Recommendations from Overview and Scrutiny Panels**
None

CB19 **Any Other Items**
None

Chair

**PUBLICATION DATE: 24TH JUNE 2026**

**DECISIONS COME INTO FORCE: 2ND JULY 2026**

**AGENDA ITEM NO 6.**

**NUNEATON AND BEDWORTH BOROUGH COUNCIL**

| | |
|---|---|
| **Report to:** | Cabinet |
| **Date of Meeting:** | 15 July 2026 |
| **Subject:** | New Administration 100 Day Priorities |
| **Portfolio:** | All |
| **Responsible Officer:** | Chief Executive Officer |
| **Corporate Plan – Theme:** | N/A |
| **Corporate Plan – Aim:** | N/A |
| **Ward Relevance:** | All |
| **Public or Private:** | Public |
| **Amendment to Budget:** | No **Council Tax Related:** No |
| **Recommendation to Council:** | Yes |
| **Forward Plan:** | N/A - not a key decision |
| **Subject to Call-in:** | Yes |

1. Purpose of report

1.1. To set out the initial priorities of the new Administration for the first 100 days, provide an update on early progress, and seek the necessary approvals, recommendations and delegations to enable further development and delivery of those priorities.

2. Recommendations

2.1. That Cabinet:

2.1.1. Notes the priorities detailed within the report and the progress made to date.

2.1.2. Acknowledges Cabinet's ongoing commitment to fostering a culture of openness and transparency in decision-making, financial management, and governance.

2.1.3. Delegates authority to the Strategic Director (Resources), in consultation with the relevant Portfolio Holder, to explore options for improving access to Council services in Bedworth and Bulkington and to bring forward any proposals requiring further approval through the Council's normal governance arrangements.

2.1.4. Delegates authority to the Strategic Director (Communities and Place), in consultation with the relevant Portfolio Holder, to commission a review of the Housing Allocations Policy, including consideration of how the needs of Borough residents may be prioritised within the relevant legal framework.

2.1.5. Delegates authority to the Strategic Director (Communities and Place) to produce a delivery plan to improve turnaround times for Council housing and commercial lettings voids.

2.1.6. Recommends to Full Council that the Climate Change Emergency declared in 2019 be rescinded, and that associated funding be redirected toward practical measures that mitigate the impacts of severe weather and enhance and protect the Borough's natural environment.

2.1.7. Requests that the Strategic Director (Culture and Environment), in consultation with the relevant Portfolio Holder, prepares a report for consideration by Full Council on the viability, evidence requirements, legal implications and resource implications of introducing Article 4 Directions and/or selective licensing to manage Houses in Multiple Occupation within the Borough.

2.1.8. Notes the wider medium-term ambitions of the Administration beyond the initial 100-day period.

## 3. Background

3.1. Reform UK formed a minority Cabinet administration of the Council in May 2026.

3.2. Following the May 2026 elections, the Administration has been developing a delivery plan reflecting priorities raised by residents and local communities.

3.3. Cabinet has worked closely with Council officers to determine what is achievable within the first 100 days, and this report sets out the outcome of that work.

4. <u>Body of report and reason for recommendations</u>

**Overall Direction and Strategic Approach**

4.1. The New Administration has set out an intended direction focused on visible service improvements that affect residents. The overarching approach reflects a shift towards frontline delivery, increased organisational presence within communities, and a pragmatic and outcomes-focused approach to policy development.

4.2. The Administration has stated that openness, transparency and accountability in decision-making, financial management and governance are central to its approach. Alongside this, there is an emphasis on strengthening the Council’s role within local communities, particularly in relation to housing, regeneration and place-based priorities.

4.3. This approach conveyed by the new administration is intended to ensure that the Council operates in a way that is both responsive to local needs and clearly accountable for the delivery of its commitments.

**First 100 Days Priorities**

4.4. The priorities identified for the first 100 days have been developed through engagement with officers and reflect both deliverability and alignment with the Administration’s wider objectives.

**Customer Access and Visibility**

4.5. A key early priority has been to improve the visibility and accessibility of the Council. The reopening of the front door at Nuneaton Town Hall represents a symbolic and practical step in demonstrating that the Council is open, and accessible to residents.

4.6. This is being supported by a broader focus on increasing the presence of staff within local communities and embedding a more resident-focused culture across the organisation. Work is also underway to explore options for providing local or remote access to Council services in Bedworth and Bulkington, ensuring a more consistent level of service access across the Borough.

**Climate Change Position**

4.7. The Administration is proposing a revised approach to climate policy, moving away from a formal "Climate Emergency" declaration towards a more practical and outcomes-based framework.

4.8. Nuneaton and Bedworth Borough Council formally declared a Climate Emergency on 4 December 2019, committing the Council to take action and to work towards achieving carbon neutrality by 2030.

4.9. The declaration recognised the significance of climate change at both a global and local level and established a commitment to develop actions, including the creation of a cross-party working group to consider how the Council could meet this target and contribute to wider national objectives.

4.10. However, since that time, while a number of workstreams and action plans have been explored, there has not been a comprehensive, fully costed, and deliverable programme agreed by Members that sets out a clear pathway for achieving carbon neutrality by 2030. The absence of such a plan reflects both the scale and complexity of the commitment and the significant resource implications associated with delivery.

4.11. Achieving carbon neutrality within the originally stated timeframe would require substantial capital investment, ongoing revenue commitments, and significant organisational change, extending beyond the Council's direct control.

4.12. In this context, the Administration considers that the continuation of the formal "Climate Emergency" declaration, without a credible and funded delivery plan, risks creating an expectation that cannot realistically be fulfilled. Furthermore, the level of investment required to pursue carbon neutrality in its broadest sense would be considerable and would inevitably place significant pressure on the Council’s financial position, potentially diverting resources away from more immediate and identifiable local priorities.

4.13. Future environmental initiatives will be developed with regard to the Council’s statutory responsibilities, available resources, and opportunities to deliver measurable local benefits such as energy efficiency and cost of living interventions.

4.14. The recommendation is therefore to recommend to Council that the Climate Emergency declaration be rescinded, and that activity is refocused on delivering tangible, local environmental outcomes that are achievable within the Council’s statutory responsibilities, financial position and available resources. Where budgetary implications arise, these will be reflected through standard budget mechanisms at Full Council.

4.15. However, Cabinet does note that there is the Climate Change Act 2008 which requires the Secretary of State to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline. This could therefore mean, indirectly the Council will still play a part in achieving this goal if so requested by central government.

**Housing Allocation Policy**

4.16. Housing remains a central priority for the Administration. A review of the Housing Allocations Policy will be commissioned to ensure that it appropriately reflects local needs and priorities.

4.17. This work will consider how the Council can, within the existing legal framework, strengthen its approach to prioritising Borough residents. Officers will provide detailed advice on statutory requirements, areas of discretion, and the implications of potential changes to policy.

### Voids Programme and Asset Utilisation

4.18. Reducing the number and duration of void properties is a key operational priority. Work will be undertaken to improve the turnaround time for Council housing stock, with the aim of reducing waiting lists and ensuring that properties are brought back into use as quickly as possible.

4.19. In addition, the Administration is seeking to extend this focus to commercial properties, with an emphasis on reducing vacancy rates, supporting local economic activity, and ensuring that Council-owned assets are utilised effectively.

### Food Waste Implementation

4.20. The introduction of food waste collection is a government mandated service change. The Council will deploy a clear communications approach to ensure residents understand the reasons for the introduction of the service, the timeline for implementation, and the intended benefits.

4.21. This will support effective rollout and help to maximise resident engagement and participation.

4.22. The communications approach will be aligned with national requirements and local operational arrangements to support compliance, minimise disruption, and encourage participation.

### Houses in Multiple Occupation (HMOs)

4.23. The management of Houses in Multiple Occupation (HMOs) is a growing area of concern in some parts of the Borough. The Administration will consider the potential use of planning and regulatory mechanisms, including Article 4 Directions and selective licensing, to manage the concentration and impact of HMOs.

4.24. A detailed report will be commissioned to assess the viability, implications and limitations of these options, recognising that the Council’s powers in this area are defined by national legislation.

### Regeneration Transparency

4.25. Providing transparency and accountability in regeneration activity is a further priority. Work will be undertaken to strengthen how the Council reports on regeneration programmes, including progress against commitments, delivery outcomes, and value for money.

4.26. This is intended to build greater public confidence and ensure that regeneration activity is clearly aligned with community expectations.

**Emerging and Longer-Term Priorities**

4.27. Beyond the initial 100-day period, the Administration has identified a number of areas requiring further development.

4.28. The Administration will sponsor a review of outstanding housing repairs and oversee the development and implementation of a plan to address the backlog and improve the responsiveness. The work is intended to reduce the current repairs backlog and ensure residents live in safe, secure and habitable homes.

4.29. In relation to strategic and financial planning, this includes a review and refresh of the Corporate Plan, a reassessment of the Medium-Term Financial Plan, and an ongoing review of the use and effectiveness of Section 106 funding.

4.30. In terms of regeneration and place, there will be a continued focus on key sites in the town centres, alongside efforts to bring vacant commercial units back into use.

4.31. The Administration will also review existing contractual arrangements, to ensure they are delivering the right outcomes for residents.

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

5.1. The priorities and recommendations set out in this report have been developed through engagement between Cabinet Members and the Senior Leadership Team.

5.2. Further consultation with residents, Members, partners and stakeholders will be undertaken where required as individual proposals, policy reviews or implementation plans are developed.

6. Financial Implications

6.1. There are no immediate amendments to the approved budget arising directly from this report. However, a number of the proposed workstreams may require further officer time, project planning, specialist advice, communications activity, or future investment.

6.2. Where additional resources are required, these will be identified and considered through the Council's normal financial and governance procedures.

7. Legal Implications

7.1. There are legal implications associated with some of the proposed workstreams, particularly in relation to housing allocations, selective licensing, Article 4 Directions, consultation requirements, Climate Change Act 2008, equality duties, and the exercise of delegated authority.

7.2. Any future policy changes or implementation decisions will need to be developed in accordance with the relevant statutory framework, the Council's Constitution, and appropriate decision-making procedures.

8. Equalities implications

8.1. No specific adverse equality impacts have been identified at this stage. However, several workstreams may affect access to services, housing, or regulatory policy. Equality considerations will therefore need to be assessed as individual proposals are developed, and equality impact assessments undertaken where required.

9. Health implications

9.1. No specific health implications have been identified.

10. Climate and environmental implications

10.1. The proposal to recommend to Council to rescind the Climate Emergency declaration, is on the Administration's view that that this should therefore be viewed not as a reduction in ambition, but as a refocusing of priorities toward deliverable, cost-effective and outcome-driven activity, consistent with the Administration's stated commitment to transparency, realism, and responsible financial management.

11. Section 17 Crime and Disorder Implications

11.1. No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

12.1. Key risks include deliverability within the proposed timescale, public expectations, officer capacity, financial affordability, legal compliance, and reputational impact. These risks will be managed through further scoping, appropriate governance, legal and financial advice, and regular reporting on progress.

13. Human resources implications

13.1. There are no direct staffing establishment changes arising from this report. However, delivery of the proposed workstreams will require officer capacity across a number of services. Resource requirements will be considered as individual workstreams are scoped and progressed.

14. Biodiversity Implications

14.1. No direct biodiversity implications arise from this report. However, future environmental proposals may provide opportunities to support biodiversity net gain, habitat improvement and wider environmental enhancement where appropriate.

15. Local Government Reorganisation (LGR) Implications

15.1. No direct LGR implications have been identified.

16. Options considered and reason for their rejection

16.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

| Option Ref | Option Title | Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected |
|---|---|---|
| A | Do nothing | Rejected because it would not enable Cabinet to progress the priorities set out in this report. |

17. Conclusion

17.1. This report sets out a clear and deliverable programme for the first 100 days of the New Administration, reflecting the priorities of local residents and establishing a strong foundation for longer-term change.

17.2. The proposed actions focus on visible service delivery, transparency, and practical outcomes that are intended to directly benefit communities across Nuneaton and Bedworth.

17.3. Cabinet is therefore asked to endorse the recommendations and support the delivery of this programme.

18. Appendices

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

19. Background papers

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

20. Report Writer Details:

Officer Job Title: Chief Executive Officer

Officer Name: Tom Shardlow

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AGENDA ITEM NO. 7

NUNEATON AND BEDWORTH BOROUGH COUNCIL

| | |
|---|---|
| Report to: | Cabinet |
| Date of Meeting: | 15th July 2026 |
| Subject: | Adoption of Revised Private Sector Housing Enforcement Policy |
| Portfolio: | Culture and Environment |
| Responsible Officer: | Assistant Director – Environment and Enforcement |
| Corporate Plan – Theme: | Supporting Vulnerable Residents |
| Corporate Plan – Aim: | Facilitate warm, safe, sustainable and affordable housing |
| Ward Relevance: | All Wards |
| Public or Private: | Public |
| Amendment to Budget: | No Council Tax Related: No |
| Recommendation to Cabinet: | No |
| Forward Plan: | Yes |
| Subject to Call-in: | Yes |

## 1. Purpose of report

1.1. To seek Cabinet approval for the adoption of a revised Private Sector Housing Enforcement Policy, aligned with the requirements of the Renters' Rights Act 2025, and to approve delegated authority for the Strategic Director, in consultation with the Portfolio Holder, to approve minor modifications and incorporate new secondary legislation as it is commenced.

## 2. Recommendations

2.1. That Cabinet adopts the proposed new Enforcement Policy drafted by the Association of Chief Environmental Health Officers (ACEHO), to take effect from 1 May 2026 with transitional arrangements in place to ensure legal and procedural continuity.

2.2. That Cabinet approves delegated authority be given to for the Strategic Director of Culture and Environment, in consultation with the relevant Portfolio Holder, to approve minor modifications to the policies and to incorporate new secondary legislation as it comes into force under subsequent phases of the Renters' Rights Act.

## 3. Background

3.1. The Renters' Rights Act 2025 introduces a significantly expanded civil penalty framework and places new duties on the Council to enforce a broader range of landlord obligations. This includes new compliance requirements, enhanced penalties for repeat or serious non-compliance, and clearer expectations that enforcement activity is fair, consistent and proportionate. The Council's existing Civil Penalty and Enforcement Policies were developed prior to the introduction of the Act and do not reflect the suite of new offences or amendments to penalty or evidential thresholds.

3.2. Section 107 of the Renters' Rights Act places a statutory duty on local housing authorities to enforce landlord legislation, altering the balance between informal action and formal enforcement. Where breaches of the defined 'landlord legislation' are identified, the Council must now actively consider enforcement action to meet this duty, rather than defaulting to advice or informal resolution in the first instance. As a result, the Regulators' Code can no longer be relied upon to justify informal action as the starting point for compliance under the Act.

3.3. In response to concerns about inconsistent enforcement approaches across local authorities, the Association of Chief Environmental Health Officers (ACEHO) has developed a suite of national model policies, including a Civil Penalty Policy and an Enforcement Policy. These policies are intended to promote greater consistency, transparency and robustness in local authority enforcement approaches.

Aligning the Council's policies with this nationally recognised framework supports a consistent and defensible approach to enforcement and reduces the risk of unfavourable outcomes to legal challenge.

## 4. Body of report and reason for recommendations

4.1. The proposed policies have been drafted by ACEHO and represent a nationally consistent framework. It is proposed that the new policies take effect with immediate effect, with transitional arrangements in place to ensure legal and procedural continuity. For a limited period of approximately six months, both the existing and new policies will operate in tandem, with the applicable policy determined by the date on which the offence was committed.

4.2. The key amendments across the three policy documents are summarised below:

4.2.1. Enforcement Policy

The legislative framework has been updated from the Housing Act 2004 and Housing and Planning Act 2016 to align with the Renters' Rights Act 2025 as implemented up to 1 May 2026. The Regulators' Code commitment has been removed in respect of 'landlord legislation' offences, in recognition that Section 107 imposes a statutory duty to take enforcement action, though the Code remains applicable to legislation that falls outside 'landlord legislation'. The enforcement approach now allows formal action as the first step where a breach of landlord legislation has been committed, replacing the previous graduated approach. The policy also incorporates the Act's expanded investigatory powers and updated provisions for Rent Repayment Orders and Banning Orders.

4.2.2. Civil Penalty Policy

The locally determined penalty calculation matrix has been replaced with a statutory matrix including set starting points and structured factors, including landlord type. The Regulators' Code has been removed entirely. Aggravating and mitigating factors have been significantly expanded to include vulnerability factors, duration, severity, obstruction and harm level. Financial assessment and representation requirements now include detailed evidence requirements and a stronger evidential basis.

4.2.3. Mandatory Licence Conditions

Where relevant, management and oversight requirements have been strengthened with clear inspection, evidence and record-keeping requirements. Safety and compliance standards are more detailed and prescriptive. Conditions have been updated to reflect the assured tenancy model and the Renters' Rights Act landscape, and are now more clearly defined with specific duties, timescales and evidence requirements to improve legal robustness and support defensible decision-making.

4.3. The Renters' Rights Act is being implemented in three phases, with Phase 1 now fully active. No specific dates have been communicated for subsequent phases; however, provisional timescales indicate Phase 2 (Digital Systems and Enforcement) during late 2026–2028 and Phase 3 (Standards and Safety) to be confirmed from 2035 onwards. The delegated authority sought under Recommendation 2.2 will enable the Council to respond to new secondary legislation as it is commenced without requiring a separate Cabinet decision for each amendment.

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

5.1. The proposed policies have been reviewed by the Senior Leadership Team. The ACEHO model policies on which these are based have been developed through national consultation with local authority practitioners and enforcement professionals. The have been subject to an Equality Impact Assessment prior.

6. Financial Implications

6.1. There are no direct financial implications arising from the adoption of the updated policies. The Council has received New Burdens funding from DLUHC based on the number of private rented sector properties in the borough. This funding has been ringfenced for functions supporting private rented sector enforcement, including the sourcing of additional skilled resource or external expertise as and when required. Should demand increase materially as Phases 2 and 3 of the Act are commenced, a further assessment of staffing capacity will be undertaken and reported to Cabinet.

7. Legal Implications

7.1. There is a risk that failure to adopt updated enforcement and civil penalty policies aligned with the Renters' Rights Act could result in the Council being unable to demonstrate compliance with its statutory duty to enforce landlord legislation under Section 107. This may increase the likelihood of successful challenge to enforcement decisions, particularly where informal action is relied upon without clear justification, or where penalty-setting lacks a transparent and consistent framework.

8. Equalities implications

8.1. An Equality Impact Assessment was completed and it was found that there was no adverse impact.

9. Health implications

9.1. Failure to meet statutory obligations may impact negatively on the wellbeing of tenants, for example through delays in landlords addressing hazards and improving housing standards.

10. Climate and environmental implications

10.1. No direct climate and environmental implications have been identified.

11. Section 17 Crime and Disorder Implications

11.1. No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

12.1. Inconsistent application of enforcement powers or civil penalties may contribute to perceptions of a "postcode lottery" for landlords, undermining confidence in the Council's regulatory approach and damaging its reputation as a fair and proportionate regulator. This risk is heightened where landlords operate across multiple local authority areas. Adoption of the ACEHO model policies mitigates this risk by aligning the Council with a nationally recognised framework.

12.2. Please note the following background papers:

i. NBBC Private Sector Housing Enforcement Policy 2026
ii. Equality Impact Assessment – Screening

13. Report Writer Details:

Officer Job Title: Assistant Director – Environment and Enforcement

Officer Name: Alastair Blunkett

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**Appendix A**

# Private Sector Housing Enforcement Policy 2026

**Version:** 1.0

**Effective Date:** TBC

**Review Date:** May 2027 (or upon further commencement of the Renters' Rights Act 2025)

## 1.0 Introduction

1.1 This policy sets out the Council's principles for enforcing and executing its duties as a Housing Authority under the relevant statute.

1.2 S3 Housing Act 2004 imposes a duty on Councils to keep housing conditions in their district under review with a view to identifying any action that may need to be taken by them.

1.3 S107 Renters' Rights Act 2025 imposes a duty on the Council to enforce the Landlord Legislation. The Landlord Legislation is comprised of the following:

- Chapters 3 and 6 of Part 1 of the Renters' Rights Act 2025,
- Part 2 of the Renters' Rights Act 2025,
- Sections 1 and 1A of the Protection from Eviction Act 1977, and
- Chapter 1 of Part 1 of the Housing Act 1988.

1.4 S110 Renters' Rights Act 2025 imposes a duty on the Council to report to the Secretary of State on the exercise of its functions under the Landlord Legislation.

1.5 In this policy, the term 'landlord' should be read as including letting agents, managing agents, licensors, property owners, directors of corporate landlords and any other person involved in the letting or management of privately rented accommodation.

1.6 In this policy, the terms 'House in Multiple Occupation' as the Housing Act 2004. Those occupied by five or more people in two or more households, must be licensed by the Council under Part 2 of the Housing Act 2004.

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## 2.0 Aims of the Policy

2.1 The purpose of this enforcement policy is to provide guidance for Housing Authority officers to ensure enforcement action is taken in line with the provisions of the Renters' Rights Act 2025 and mandatory guidance to local authorities.

2.2 The Act and the 'Landlord Legislation' (as defined by S107) sit outside of the Regulators' Code, and its provisions do not apply. Part 1 of the Housing Act 2004 is also outside of the code's scope.

2.3 Notwithstanding this, the following legislation and its enforcement does come within the Legislative and Regulatory Reform (Regulatory Functions) Order 2007 and is therefore within the scope of the Regulators Code and the principles of good regulation:

- Parts 8, 9 and 10 of the Housing Act 1985
- Part 8 of the Housing Act 1996
- Parts 2 to 5 of the Housing Act 2004

2.4 This policy document sets out what owners, landlords, their agents or any other person involved in the letting or management of privately rented accommodation, and tenants of private rented sector properties, can expect from officers when dealing with non-compliance.

2.5 All enforcement action taken will be in accordance with relevant statutory Codes of Practice, Council procedures and protocols, and official guidance from central and local government bodies.

2.6 As a public body under the Human Rights Act 1998, the Council will apply the principles of the European Convention for the Protection of Human Rights and Fundamental Freedoms.

2.7 This policy takes effect from 1 May 2026. For a transitional period of approximately six months, both this policy and the Council's previous enforcement and civil penalty policies will operate in tandem. The applicable policy will be determined by the date on which the offence was committed. Offences committed before 1 May 2026 will be dealt with under the previous policy framework; offences committed on or after 1 May 2026 will be dealt with under this policy.

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## 3.0 Approach to Enforcement

3.1 The Council wants to support responsible landlords to raise housing standards. However, the Council expects landlords to have a good understanding of the housing standards and management issues that should be met in privately rented accommodation.

3.2 S5 Housing Act 2004 places a duty on Councils to take appropriate enforcement action where a Category 1 hazard exists.

3.3 S7 Housing Act 2004 gives Councils a discretionary power to take action where a Category 2 hazard exists. The Council will usually take action where a Category 2 hazard exists.

3.4 In addition, Council officers will often investigate and identify the need to take enforcement action through a range of routes, including (but not limited to): proactive inspections of dwellings through licensing provisions; in response to a complaint or request for assistance; and referrals from other public bodies. All investigations will be carried out in accordance with the relevant statutory requirements. The Council will ensure that appropriate governance is in place to ensure that action is taken in accordance with appropriate policies.

3.5 The Council may commence enforcement with formal action instead of informal action in the first instance. In deciding whether to do so, the circumstances of the case will be taken into account. Relevant factors may include, but are not limited to:

- Where there is a risk to public health
- Where there is a blatant or deliberate contravention of the law
- Where there is history of non-compliance

3.6 The Council will usually take formal action in the first instance if there has been:

- Non-compliance with previous formal or informal action
- Offences in relation to the licensing of HMOs

3.7 The Council will take formal enforcement action in the first instance for breaches of the Landlord Legislation.

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**4.0 Investigatory powers**

4.1 In addition to the Council's informal and formal powers of enforcement, there are investigatory powers relating to the collection of information and relating to the entry of premises including, but not limited to, the powers detailed below.

4.2 S114 Renters' Rights Act 2025 gives the Council power to issue a notice to a relevant person to require the person to provide specified information to the Council.

4.3 This notice may be given to any person with an estate or interest in the land; the licensor; their agents; or a marketer of a property. It may be given in regard to any offence under the following Legislation:

- Sections 1 and 1A of the Protection from Eviction Act 1977;
- Chapter 1 of Part 1 of the Housing Act 1988;
- Section 83(1) or 84(1) of the Enterprise and Regulatory Reform Act 2013;
- Sections 21 to 23 of the Housing and Planning Act 2016;
- Chapter 3 of Part 1 and Part 2 of the Renters' Rights Act 2025.

4.4 Failure to comply with a s114 notice is an offence under s131 Renters' Rights Act 2025, as is being obstructive and intentionally or recklessly making false or misleading statements in response to a s.114 notice.

4.5 S115 Renters' Rights Act 2025 permits the Council when it reasonably suspects a breach of the Rented Accommodation Legislation to issue a notice to any person requiring them to provide the information specified. This may only be done to investigate whether a breach has occurred under the Rented Accommodation Legislation, or to determine the amount of a penalty. For the purposes of this section, the Rented Accommodation Legislation means:

- Sections 1 and 1A of the Protection from Eviction Act 1977;
- Chapter 1 of Part 1 of the Housing Act 1988;
- Parts 1 to 4 and 7 of the Housing Act 2004 ;
- Section 83(1) or 84(1) of the Enterprise and Regulatory Reform Act 2013;
- Sections 21 to 23 of the Housing and Planning Act 2016;
- Chapter 3 of Part 1 and Part 2 of the Renters' Rights Act 2025.

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4.6 Where an individual has not complied with a s115 notice, s116 Renters' Rights Act 2025 enables the Council to make an application to the Court to enforce the provisions of the notice and seek reimbursement for the costs of the application.

4.7 S131 Renters' Rights Act provides that, in addition to the offence of non-compliance with a s114 notice, it is an offence for an individual to obstruct a Council officer seeking to exercise their powers without reasonable excuse. It is also an offence to fail to give an officer any additional assistance or information which they reasonably require without reasonable excuse.

4.8 S235 Housing Act 2004 allows the Council to issue a notice to relevant individuals, including occupiers, directing them to provide specified documents under their control for the purpose of investigating whether an offence has been committed under Parts 1 to 4 of the Housing Act 2004 or exercising the Council's functions under Parts 1 to 4 of the Housing Act 2004.

4.9 S16 Local Government (Miscellaneous Provisions) Act 1976 also permits the Council to issue a notice to an occupier, manager, or individual with an interest in the land to compel them to provide the Council with information on the nature of their interest and the names and addresses of current occupiers and of any others with an interest in the land.

4.10 S118 Renters' Rights Act 2025 permits Council officers to enter business premises of relevant people (including landlords, letting agents, and marketers) if it is necessary for the production or seizure of documents under s122-s123 Renters' Rights Act 2025. This power will be exercised without a warrant.

4.11 S121 Renters' Rights Act 2025 allows a Council officer named in a warrant to enter premises used for a rental sector business which is not mainly accommodation if there are documents on the premises which the officer could require under s122 or seize under s123. In addition, for this power to be exercised, one of the following conditions must be met:

- That access to the premises has been or is likely to be refused, and the Council has provided notice of their intention to apply for a warrant to the occupier;
- Those documents on the premises would likely be concealed or interfered with if notice of entry were to be given;
- That no occupier is present, and waiting for their return might defeat the purpose of the entry.

4.12 Following a s118 or s121 Renters' Rights Act 2025 entry, s122 allows an officer at any reasonable time to require a relevant person on the premises to produce any documents relating to the business and to take copies of them. This may only be exercised to ascertain whether there has been a breach of the Rented Accommodation Legislation where an officer reasonably suspects there has been a breach or an offence; or to ascertain whether the documents may be required in evidence for proceedings regarding a breach or offence.

4.13 Following a s118 or s121 Renters' Rights Act 2025 entry, s123 authorises Council officers to seize and detain documents that the officer reasonably suspects may be required as evidence in proceedings relating to a breach of, or an offence under, the Rented Accommodation Legislation. When doing so, the officer will provide evidence of the officer's identity and authority if reasonably practicable. The officer will take reasonable steps to inform the person from whom documents have been seized that they have been seized, and will provide that person with a written record of what has been taken.

4.14 S126 Renters' Rights Act 2025 permits the Council to enter residential premises used for a tenancy at a reasonable time if the officer considers it necessary as part of an investigation into potential offences specified in subsection 1(b). Where required, the Council will give at least 24 hours' notice of this to the occupier and individuals with an interest in the property as per subsection 1(c), detailing in writing why the entry is necessary and the suspected offences. Where there are occupiers found on the premises, the officer will provide evidence of the officer's identity and authority to at least one of the occupiers if reasonably practicable.

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4.15 In addition, s239 Housing Act 2004 permits Council officers to enter, if necessary and at a reasonable time, a property in order to carry out a survey or examination. This may be done if any one of the following is met:

- to determine if any Part 1-4 enforcement functions should be exercised;
- the premises are part of an Improvement Notice or Prohibition Order;
- a management order is in force under Chapter 1 or 2 of Part 4 on the premises.

4.16 In certain circumstance the Council may obtain a warrant to enter, by force if necessary, under s240 Housing Act 2004.

## 5.0 Informal action

5.1 Informal action taken by the Council may be written or verbal advice. Additionally, a visit may be made at the outset by Council Officers in cases where the initial complaint or contact indicates that an immediate investigation by a Council officer is warranted.

5.2 In cases where officers visit an address, whether this is a result of a landlord's failure to adequately resolve a highlighted issue or as part of an audit or other investigation, written or verbal advice may be deemed sufficient should the inspection highlight only very minor deficiencies.

5.3 Where written advice is deemed appropriate by the Council and is provided, timescales will normally be included to undertake any specified work or actions.

5.4 While the Council will use its discretion on whether to carry out informal action for a Category 2 hazard, it does not need to provide written or verbal advice before commencing formal action.

## 6.0 Formal action

6.1 If formal action is considered appropriate, the following options are available to the Council.

6.2 Housing Act 2004 Part 1

- issue an Improvement Notice in respect of any Category 1 hazards and any Category 2 hazards on the property. This requires the person to whom it is served to undertake the remedial action specified on the Notice within a given timeframe. The mandated work and the timeframe will be determined by the Council depending on the nature and scale of the work.
- issue a Prohibition Order in respect of any Category 1 hazards and any Category 2 hazards on the property. This prevents occupation of whole or part of the property, or can be used to limit occupant numbers, within a specified time frame.
- issue a Hazard Awareness Notice in respect of any Category 1 hazards and any Category 2 hazards on the property. This makes the owner and occupiers aware of the hazards identified; however, it does not require remedial action. As a result, and because it does not secure risk-reducing works within a specified timeframe, a Hazard Awareness Notice will not usually be the most appropriate course of action where remedial works are necessary to reduce the risk of harm to occupiers or potential occupiers.
- make an Emergency Prohibition Order. This immediately prohibits the use of all or part of a dwelling if there is an imminent risk of serious harm to the health or safety of the occupants or others.
- Where there is a Category 1 hazard present, S40 Housing Act 2004 allows the Council to undertake Emergency Remedial Action on the Category 1 hazard without prior notice.
- The Council also has the power to suspend action taken under Part 1 Housing Act 2004 in situations where it has the power or duty to take enforcement action through the service of an Improvement Notice or Prohibition Order. This will be at the Council's discretion and will normally be considered for the purpose of minimising inconvenience to the current occupiers.
- Demolition and Clearance are options for both Category One or Category Two hazards.
- S30 Housing Act 2004 provides that failure to comply with a Improvement Notice is a criminal offence, which will normally be followed by prosecution or the issuing of a civil penalty.
- S32 Housing Act 2004 provides that failure to comply with a Prohibition Order is a criminal offence, which will normally be followed by prosecution or the issuing of a civil penalty.

- Other formal notices served by the Council may not relate to the landlord undertaking remedial works but may cover a range of other matters including, but not limited to, exercising a right of entry under s.239 of the Housing Act 2004 and a request to provide information or the need to abate or avoid overcrowding.

6.3 Work in default

6.3.1 The enforcement options for non-compliance with formal Notices or breach of licence conditions include the carrying out of works specified in the Notice. This power may be exercised in addition to other enforcement proceedings taken for non-compliance. The Council has no duty to undertake works in default and it will be at its discretion.

6.4 Emergency or suspended enforcement action

6.4.1 Where there is a Category 1 hazard present, s43 Housing Act 2004 permits the Council to issue an Emergency Prohibition Order. This immediately prohibits the use of all or part of a dwelling if there is an imminent risk of serious harm to the health or safety of the occupants or others.

6.4.2 S40 Housing Act 2004 allows the Council to undertake Emergency Remedial Action on the Category 1 hazard without prior notice. The Council may then seek reimbursement of costs incurred on the work and the administration of the scheme.

6.4.3 The Council also has the power to suspend action taken under Part 1 Housing Act 2004 in situations where it has the power or duty to take enforcement action through the service of an Improvement Notice or Prohibition Order. This will be at the Council's discretion and will normally be considered for the purpose of minimising inconvenience to the current occupiers.

6.5 HMO Licence Conditions

6.5.1 Conditions can be added to HMO licences to require work to meet specified standards or to address HMO Management Regulation requirements. In general, authorities should seek to identify, remove or reduce category 1 or category 2 hazards in the house by the exercise of Part 1 functions and not by means of licence conditions however this does not prevent the authority from imposing licence conditions relating to the installation or maintenance of facilities or equipment even if the same result could be achieved by the exercise of Part 1 functions;

6.5.2 Failure to comply with these conditions is a criminal offence, which may result in prosecution or the issuing of a civil penalty.

6.6 Other Legislative alternatives

6.6.1 There may be other legislative alternatives available to remedy deficiencies that cause Category Two hazards which an authority may choose as a more appropriate enforcement approach.

6.7 Prosecution

6.7.1 Where a Civil Financial Penalty is an available alternative to prosecution, the Council will only consider using its power to prosecute in more serious cases.

6.7.2 The decision to prosecute will be determined by the evidential strength of the Council's case and the relevant public interest factors set down by the Director of Public Prosecutions in the Code for Crown Prosecutors.

6.7.3 In many circumstances, where an offence is committed by a body corporate, legislation enables local authorities to pursue persons involved with the body corporate in addition to, or instead of, the body corporate. These include company officers and, where applicable, company members.

6.7.4 The Council will determine, on a case-by-case basis, whether to take enforcement action against any person or persons that they consider fall within the scope of this category in addition to prosecuting the body corporate.

6.8 Civil Financial Penalties for specified offences

6.8.1 This section relates exclusively to Civil Financial Penalties issued by the Council for breaches of the below housing law.

6.8.2 The Council has the power to impose a Civil Financial Penalty for the following:

- Unlawful eviction and harassment of occupier as defined under the Protection from Eviction Act 1977
- Failure to comply with an Improvement Notice [s30 Housing Act 2004]
- Failure to comply with a Prohibition Order [s32 Housing Act 2004]
- Offences in relation to licensing of Houses in Multiple Occupation (HMOs) [s72 Housing Act 2004]
- Offences in relation to the Selective Licensing of 'houses' [s95 Housing Act 2004]
- Failure to comply with an Overcrowding Notice [s139 Housing Act 2004]
- Failure to comply with a management regulation in respect of an HMO [s234 Housing Act 2004]
- Offences in relation to Regulation 3 of the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020
- Failure to comply with a banning order [s21 Housing and Planning Act 2016]
- Failure to give a written statement of terms under section 16D of the Housing Act 1988
- Failure to give an existing tenant information about changes made by the Renters' Rights Act under paragraph 7(2) of schedule 6 to the Renters' Rights Act 2025
- Attempting to let a property for a fixed term under section 16E of the Housing Act 1988
- Attempting to end a tenancy orally or by service of a notice to quit under section 16E of the Housing Act 1988
- Serving an eviction notice that attempts to end a tenancy outside the prescribed section 8 process under section 16E of the Housing Act 1988
- Relying on a ground where the person does not reasonably believe that the landlord is/will be able to obtain possession under section 16E of the Housing Act 1988

- Relying on a ground knowing the landlord would not be able to obtain possession or being reckless as to whether they would under section 16J of the Housing Act 1988
- Failing to provide a tenant with prior notice that a ground which requires it may be used under section 16E of the Housing Act 1988
- Reletting or remarketing a property before expiry of the 12 month no-let period after using the moving and selling grounds under sections 16E and 16J of the Housing Act 1988
- Discriminating against prospective tenants during the letting process on the grounds that those tenants are in receipt of benefits or have children under sections 33 and 34 of the Renters' Rights Act 2025
- Marketing a letting without stating the proposed rent under section 56 of the Renters' Rights Act 2025
- Inviting or encouraging any person to offer to pay an amount of rent under the proposed letting that exceeds the stated rent under section 56 of the Renters' Rights Act 2025
- Accepting an offer from any person to pay an amount of rent under the proposed letting that exceeds the stated rent under section 56 of the Renters' Rights Act 2025
- Offences relating to non-compliance with an information notice, obstruction of an officer, or making false or misleading statements under section 131 of the Renters' Rights Act 2025

6.8.3 Civil Financial Penalties in respect of these offences operate according to their own independent standalone policy.

6.9 Rent Repayment Orders

6.9.1 Part 2 of the Housing and Planning Act 2016 permits the Council to seek a Rent Repayment Order at the First Tier Tribunal Property Chamber to require the landlord of the property where the offence(s) has been committed to refund rent to the tenants or the Council. S48 of the Housing and Planning Act 2016 places a duty on the Council to consider applying for Rent Repayment Orders.

6.9.2 Where a landlord has been convicted or received a Civil Financial Penalty in respect of the offence, the Tribunal must award the maximum applicable amount, except in exceptional circumstances.

6.9.3 This power will be considered in response to all qualifying offences and where there is sufficient evidence for a successful application to the First Tier Tribunal.

6.9.4 The qualifying offences are:

- Unlawful eviction and harassment of occupier as defined under the Protection from Eviction Act 1977
- Failure to comply with an Improvement Notice [s30 Housing Act 2004]
- Offences in relation to unlicensed HMOs [s72(1) Housing Act 2004]
- Offences in relation to unlicensed houses [s95(1) Housing Act 2004]
- Failure to comply with an Improvement Notice [s30(1) Housing Act 2004]
- Failure to comply with a Prohibition Order [s32(1) Housing Act 2004]
- Breach of a Banning Order [s21 Housing and Planning Act 2016]
- Using Violence to secure entry [s6(1) Criminal Law Act 1977]
- Knowingly or recklessly misusing a possession ground [s16J(1) Housing Act 1988]
- Letting or marketing of a property within twelve months of using the ‘moving in’ or ‘selling’ ground of eviction [s16J(2) Housing Act 1988]
- Continuous breach of certain tenancy reform requirements [s16J(3) Housing Act 1988]

6.9.5 An application for an RRO may be in addition to other formal action, such as prosecution proceedings or the imposition of a Civil Penalty. Where the Council has issued a Civil Financial Penalty or pursued prosecution, it will usually apply for a Rent Repayment Order where public funds have been paid to a landlord who has committed a qualifying offence.

6.9.6 S49 of the Housing and Planning Act 2016 enables the Council to assist tenants in applying for Rent Repayment Orders. The Council will usually assist tenants by referring or signposting them to a relevant organisation.

6.10 Banning Orders

6.10.1 Part 2, Chapter 2 of the Housing and Planning Act 2016 permits a Council to apply for a Banning Order against a person who has been convicted of one or more of the relevant offences. This would prevent the landlord from:

- Letting housing in England;
- Engaging in English letting agency work;
- Engaging in English property management work; or
- Doing two or more of those things.

6.10.2 The Council may consider a Banning Order for the more serious offenders. It will take into account the seriousness of the offence(s), whether the landlord has committed other offences (or received any Civil Penalty in relation to a Banning Order offence) and any history of failing to comply with their obligations or legal responsibilities. It will also take into account other relevant factors, including but not limited to:

- The harm, or potential harm, caused to the tenant;
- The need to punish the offender;
- The need to deter the offender from repeating the offence;
- The need to deter others from committing similar offences.

6.11 Costs and Charges

6.11.1 The Council incurs costs in carrying out its functions. Where legislation allows, the Council will seek to recover reasonable costs and expenses associated with its enforcement, licensing and wider regulatory activity. This may include (non-exhaustively) costs arising from inspections, investigation, evidence gathering, notices and other statutory documentation, follow-up action, compliance monitoring, and works or other interventions.

6.11.2 Recovery may be pursued using all available lawful routes, which may include civil action, local land charges, and enforcement against the property.

6.11.3 Where permitted, interest may be applied to outstanding sums until paid.

## 7.0 Complaints

7.1 Contact may be made with the Council about any matters listed here by email at envhousing@nuneatonandbedworth.gov.uk or by post at:

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
Warwickshire
CV11 5AA

7.2 A service user can still make a complaint in cases where the Council has instigated legal proceedings. However, making a complaint will not stop any impending legal action.

7.3 Where statutory notices have been served, making a complaint does not replace the statutory rights of appeal or the right to make representations. It also does not allow extra time to comply with any notice or order.

7.4 If a service user disagrees with a statutory notice, they should take action as specified in the notice or order to make an appeal, if any exists. Reference should be made to any notes that may accompany the notice or order for more detail.

**Nuneaton and Bedworth Borough Council**
Town Hall, Coton Road, Nuneaton,
Warwickshire, CV11 5AA

www.nuneatonandbedworth.gov.uk
024 7637 6376

**Appendix 1 – Statement of principles to determine the amount of a penalty charge under Part 4 of The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 as amended by The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 (“the Regulations”)**

1.0 Section 13 of the Regulations requires local housing authorities to prepare and publish a statement of principles which they propose to follow in determining the amount of a penalty charge.

2.0 The Regulations introduced legal requirements on relevant landlords to:

2.1 Equip a smoke alarm on each storey of the premises on which there is a room used wholly or partly as living accommodation.

2.2 During any period when the premises were occupied under the tenancy, to ensure that a carbon monoxide alarm is equipped in any room of the premises which is used wholly or partly as living accommodation and which contains fixed combustion appliance other than a gas cooker.

2.3 Carry out checks by or on behalf of the landlord to ensure that each prescribed alarm is in proper working order on the day the tenancy begins if it is a new tenancy.

2.4 Where, following a report made on or after 1st October 2022 by a tenant or by their nominated representative to the landlord, a prescribed alarm is found not to be in proper working order, the alarm is repaired or replaced.

3.0 For the purposes of the legislation, living accommodation includes a bathroom or lavatory.

4.0 Where the Council believe that a landlord is in breach of one or more of the above duties, the Council must serve a remedial notice on the landlord. The remedial notice is a notice served under Regulation 5 of the Regulations.

5.0 If the landlord then fails to take the remedial action specified in the notice within the specified timescale, the Council can require a landlord to pay a penalty charge and can arrange for remedial action to be taken under certain circumstances. The power to charge a penalty arises from Regulation 8 of the Regulations. Failure to comply with each remedial notice can lead to a fine of up to £5,000. Fines will be applied per breach, rather than per landlord or property.

6.0 The Council will impose a penalty charge where it is satisfied, on the balance of probabilities, that the landlord has not complied with the action specified in the remedial notice within the required timescale.

7.0 A landlord will not be considered to be in breach of their duty to comply with the remedial notice if they can demonstrate they have taken all reasonable steps to comply. Where there is evidence, including written correspondence, of repeated and consistent efforts to obtain access to the property, with access repeatedly being prevented by the occupant(s) of the property, a landlord will not be considered to be in breach of their duty to comply with the remedial notice. A landlord will be expected to have:

- Communicated the risk of harm that the lack of functioning alarms posed to all occupants in writing on multiple occasions
- Requested access to comply with the remedial notice on a regular basis of no longer than every seven days in writing

8.0 In considering the imposition of a penalty, the Council may look at the evidence concerning the breach of the requirement of the notice. A non-exhaustive list of methods that may be used to obtain relevant evidence includes, but is not limited to:

- Evidence obtained from a property inspection
- Evidence provided by the tenant or agent
- Evidence provided by the landlord demonstrating compliance with the Regulations by supplying dated photographs of alarms, together with installation records
- That all detector heads have not passed their expiration or replacement date

9.0 Landlords need to take steps to demonstrate that they have met the testing requirements at the start of the tenancy requirements. A non-exhaustive list of methods that may be used to evidence compliance with these testing requirements includes, but is not limited to:

- Tenants signing an inventory form which states that they observed the alarms being tested and confirming that the alarms were in working order at the start of the tenancy

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Town Hall, Coton Road, Nuneaton,
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10.0 Where a landlord is in breach, the local housing authority may serve a remedial notice. Failure to comply with each remedial notice can lead to a fine of up to £5,000. Fines will be applied per breach, rather than per landlord or property

11.0 When determining the amount of the penalty charge, regard will be had to whether this is a first breach under the Regulations.

**12.0 Determining the amount of the penalty charge for a first breach**

12.1 The minimum amount of a penalty charge for a first breach of the Regulations will be £2500. Only in exceptional circumstances may the Council depart from the application of this statement of principles and issue a penalty charge for less than £2500. Exceptional circumstances are rare and unusual and are not established merely by the presence of multiple mitigating factors.

12.2 The starting level of a penalty charge for a first breach of the Regulations will be £3000. The penalty charge amount will then be varied depending on aggravating and mitigating factors.

12.3 Aggravating factor include, but are not limited to:

- The number of alarms not working or missing (the Regulations state there should be one per storey)
- Other fire safety concerns/defects in the property which increase the risk posed to the occupants
- The length of time the offence is believed to have been on-going
- The frequency of complaints by the occupiers to the landlord about the non-working or missing alarms
- The costs of any remedial work the Council have carried out in response to the breach
- Whether the property is let as a HMO (which increases the overall risk)
- The number of occupants living in the property
- Presence of vulnerable occupiers such as elderly, children or disabled people
- Any history of previous enforcement or non-compliance of the landlord
- Attempts to obstruct the investigation

12.4 Mitigating factors include, but are not limited to:

- The property being small and low-risk (for example a one-bedroom ground floor flat with a large number of fire escapes including large windows)
- A single occupant living in the property
- Evidence that all required alarms were checked and in working order at the start of the tenancy
- Written evidence that some efforts to gain access and comply with the remedial notice were made and access was prevented by the occupant

**13.0 Determining the amount of the penalty charge for a subsequent breach**

13.1 The penalty for subsequent breaches by the same landlord will be £5000. Only in exceptional circumstances may the Council depart from the application of this statement of principles and issue a penalty charge for less than £5000. Exceptional circumstances are rare and unusual and are not established merely by the presence of multiple mitigating factors.

**Appendix 2: Statement of principles to determine the amount of a penalty charge for a breach of minimum energy efficiency standards (MEES) with respect to domestic privately rented property**

1.1 The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 ("the Regulations") make it unlawful to rent out a domestic property if it has an EPC (Energy Performance Certificate) rating of F or G (unless a valid exemption has been registered on the PRS Exemptions register).

1.2 The Regulations make it unlawful to fail to comply with a compliance notice served by the Council.

1.3 The Regulations cover all relevant properties, even where there has been no change of tenancy.

1.4 The Regulations were introduced to improve the energy efficiency of housing in the private rented sector and to reduce greenhouse gas emissions and tackle climate change. They should help make tenants' homes more thermally efficient.

1.5 An energy performance certificate (EPC) gives the property an energy efficiency rating – A rated properties are the most energy efficient and G rated are the least efficient. It's valid for 10 years and must be provided by the owner of a property, when it is rented or sold.

1.6 If you are a landlord and you fail, when requested, to provide an EPC for the start of a tenancy, you will be in breach of the Regulations.

1.7 An EPC contains information about the type of heating system and typical energy costs. It also gives recommendations about how the energy use could be reduced, lowering running costs. You can find the recommended energy efficiency improvements on the current EPC.

1.8 If you're a private landlord, you must either:

- ensure your rented properties have an EPC with a minimum 'E' rating
- register a valid PRS exemption on the PRS exemptions register

1.9 Failure to do either of these is a breach of the Regulations.

1.10 The Council investigates any potential breaches of the regulations. If the Council is satisfied that you are, or have at any time in the 18 months preceding the date of service of the penalty notice, breached the Regulations, you may be subject to a penalty notice imposing a financial penalty. The Council may also impose a publication penalty.

1.11 The "publication penalty" means publication, for a minimum period of 12 months, or such longer period as the Council may decide, on the PRS Exemptions Register of such of the following information in relation to a penalty notice as the Council decides:

- Where the landlord is not an individual, the landlord's name
- Details of the breach of these Regulations in respect of which the penalty notice has been issued
- The address of the property in relation to which the breach has occurred, and
- The amount of any financial penalty imposed.

1.12 The Council will impose the following financial penalties:

(a) letting a property with an F or G rating for less than 3 months: £2,000
(b) letting a property with an F or G rating for more than 3 months: £4,000
(c) registering false or misleading information on the PRS exemptions register: £1,000
(d) failing to provide information to the Council demanded by a compliance notice: £2,000

1.13 The Council may not impose a financial penalty under both subsections (a) and (b) above in relation to the same breach of the Regulations. But they may impose a financial penalty under either paragraph (a) or paragraph (b), together with financial penalties under paragraphs (c) and (d), in relation to the same breach. Where penalties are imposed under more than one of these paragraphs, the total amount of the financial penalty may not be more than £5,000.

**8.0 Data Protection**

8.1 The Council will process all personal data obtained through enforcement activity in accordance with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Personal data will be processed for the purposes of carrying out the Council's statutory enforcement functions and will be retained in accordance with the Council's data retention schedule. Further information is available in the Council's Privacy Notice.

**9.0 Equality and Diversity**

9.1 In applying this policy, the Council will have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not, in accordance with its Public Sector Equality Duty under Section 149 of the Equality Act 2010. Officers will take into account vulnerability and any other relevant circumstances when making enforcement decisions.

**END OF POLICY**

**Appendix B**

Equality Impact Assessment - Screening

| | |
|---|---|
| Name of Policy/Procedure/Service | Revised Private Sector Housing Enforcement policy |
| Service Unit | Private Sector Housing |
| Date of Implementation | TBC |

Does this policy/procedure/service have any differential impact on the following groups/people? (please tick):

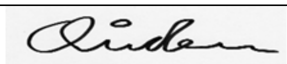
| *Group* | This may have a positive impact | This may have a negative impact | No adverse impact |
|---|---|---|---|
| Age | | | X |
| Disability | | | X |
| Gender | | | X |
| Gender Reassignment | | | X |
| Marriage and Civil Partnership | | | X |
| Pregnancy and Maternity | | | X |
| Race – which includes ethnic or national origins, colour, caste or nationality | | | X |
| Religion or Belief – this also includes no religion/belief | | | X |
| Sexual Orientation (Including LGBT) | | | X |
| impact on Serving and/or Ex Serving Armed Forces Personnel and their families | | | X |

Please tick if you believe that this document:

| | | |
|---|---|---|
| Should proceed to a Full Impact Assessment | □ | Red |
| Needs some minor changes, but does not need a Full Impact Assessment | □ | Amber |
| Needs no further action | X | Green |

Recommendations (If any):

| |
|---|
| No equality considerations within the documentation. |

| | |
|---|---|
| Signed |  |
| Officer completing assessment | Craig Dicken |
| Date | 12th May 2026 |

AGENDA ITEM NO. 8

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

Date of Meeting: 15th July 2026

Subject: Special Projects Resource

Portfolio: Planning and Enforcement

Responsible Officer: Assistant Director - Planning

Corporate Plan – Theme: Place and Prosperity, Housing, Health and Communities and Green Spaces and Environment

Corporate Plan – Aim: All

Ward Relevance: All

Public or Private: Public

Amendment to Budget: No Council Tax Related: No

Forward Plan: No

Subject to Call-in: Yes

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1. Purpose of report

1.1. The purpose of this report is to seek Cabinet approval to utilise £70,000 of funds from the Financial Planning Reserve to secure resource to deal with a number of special projects, and requests that delegated authority is given to the Head of Paid Service and the S151 Chief Finance Officer to draw down the requisite funds from the

Financial Planning Reserve, to enable the Council to secure resource for the special projects.

## 2. Recommendations

2.1. Cabinet approves that £70,000 of the Financial Planning Reserve can be utilised for the appointment of resource to progress the special projects.

2.2. Cabinet delegates authority to the Head of Paid Service and the S151 Finance Officer to draw down the £70,000 from the Financial Planning Reserve.

2.3. Cabinet approves the appointment of resource to progress the special projects for the 2026/27 financial year.

2.4. Cabinet approves that a further report be brought back to Cabinet with the outcomes of the special projects work undertaken.

## 3. Background

3.1. The Planning Team currently has a significant number of projects that are part way through completion, some of which are legacy matters, and they require additional resource to complete them. In addition, there are additional projects the team wish to undertake to move the Planning service forward, and to pursue opportunities that may arise through the investigation of potential additional sources of income, and to explore the commercialisation of the Planning service, as well as reviewing current fees and charges for the Local Land Charges and Street Naming and Numbering Services (the matters listed in 3.1 are referred to within this report as the ‘special projects’). Without the additional resource it will not be possible to undertake any of this work given current high workloads within the department.

## 4. Body of report and reason for recommendations

4.1. In order for the Planning Team to progress the following matters, resource for the special projects is needed to create capacity so that the projects can be pursued:

i. A significant number of projects that are part way through completion, some of which are legacy matters, in addition to the support for ongoing key strategic planning sites: Top Farm and

Calendar Farm, Hawkesbury, and reviewing duties in respect of Biodiversity Net Gain, the Local Nature Recovery Strategy and the Natural Capital Investment Strategy to ensure clear vision and strategy for the service moving forward.

ii. Additional projects the team wish to undertake to move the Planning service forward, including opportunities that may arise through the investigation of potential additional sources of income, and to explore the commercialisation of the Planning service.

iii. Reviewing current fees and charges for the Local Land Charges and Street Naming and Numbering Services.

4.2 Deliverables if this report is approved will include:

- Support for ongoing key strategic planning sites: Top Farm and Calendar Farm, Hawkesbury.
- Options proposed for consideration to look at income, fees and charges and commercialisation across the service.
- Duties reviewed in respect of Biodiversity Net Gain, the Local Nature Recovery Strategy and the Natural Capital Investment Strategy to ensure clear vision and strategy for the service moving forward.

4.3 To enable those matters in 4.1 above to proceed, it is requested that Cabinet approves that £70,000 of the Financial Planning Reserve be utilised for the appointment of resource for special projects, and that Cabinet delegates authority to the Head of Paid Service and the S151 Finance Officer to draw down the £70,000 from the Planning Reserve, and approves the appointment of resource for the special projects for the 2026/27 financial year.

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

5.1. The appointment of resource for the special projects and the financial implication of that has been discussed with the Portfolio Holder for Planning and Enforcement, the Head of Paid Service and the S151 Finance Officer, who are all aware and supportive of the proposed course of action. The Deputy S151 Officer and the Monitoring Officer were also consulted during the preparation of the report. The

Strategic Director for Culture and Environment, has also been consulted and supports the recommendations.

6. Financial Implications

6.1. The costs associated with the post for the 2026/27 financial year are £70,000.

6.2 It is proposed that this is funded from the Financial Planning Reserve as a one off commitment and appointment.

6.3 The work around potential sources of income and commercialisation will lead to positive benefits to the Council once these workstreams are completed.

6.4 It is expected that as the legacy issues are resolved and more in-depth work is undertaken on fees and charges, there will be a positive impact on the budget setting for 2027/28.

7. Legal Implications

7.1. No direct legal implications are identified.

8. Equalities implications

8.1. No direct equalities implications are identified.

9. Health implications

9.1. No specific health implications have been identified.

10. Climate and environmental implications

10.1. No direct climate or environmental implications have been identified.

11. Section 17 Crime and Disorder Implications

11.1. No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

12.1. There is a risk associated with some of the legacy matters that need to be resolved, if they are not addressed in a timely manner. It is proposed to remove the risk connected with these matters by appointing resource for the special projects to bring the outstanding matters to a conclusion.

13. Human resources implications

13.1. No direct human resource implications have been identified. However, it should be noted that without the creation of this additional resource, the matters identified in 4.1 cannot move forward.

14. Biodiversity Implications

14.1. No direct biodiversity implications have been identified.

15. Local Government Reorganisation (LGR) Implications

15.1. No LGR implications have been identified.

16. Options considered and reason for their rejection

16.1. In formulating this report and recommendations, the following option was identified.

| Option Ref | Option Title | Reason for rejection |
|---|---|---|
| A | To not proceed with the creation of resource for the special projects and to reject the recommendations set out in this report. | Rejected – The Council must resolve some of the legacy matters the Planning team are currently dealing with to remove any risk associated with them not being concluded. It is also advantageous to the Council to investigate additional potential sources of income for the Planning Service, and review the charges currently made by the Local Land Charges service and Street Naming and Numbering Service. |

17. Conclusion

17.1 For the reasons set out in this report, in terms of resolution of legacy matters, and positive initiatives to move the Planning service forwards, Cabinet are asked to approve the recommendations set out in the report.

18. Appendices

18.1. Please note there no Appendices.

19. Background papers

19.1 Please note there are no Background papers

20. Report Writer Details:

Officer Job Title: Assistant Director – Planning

Officer Name: Louise Hryniw

Nuneaton & Bedworth
United to Achieve

AGENDA ITEM No.9

NUNEATON AND BEDWORTH BOROUGH COUNCIL

| | |
|---|---|
| Report to: | Cabinet |
| Date of Meeting: | 15th July 2026 |
| Subject: | Regeneration Projects Update and Regeneration Review |
| Portfolio: | Business and Regeneration |
| Responsible Officer: | AD – Economy & Communities |
| Corporate Plan | 1 – Place and Prosperity<br>2 – Housing, Health and Communities<br>3 – Green Spaces and Environment |
| Corporate Plan Aim | Aim 1 Regenerate Nuneaton Town Centre<br><br>Aim 1 Deliver the construction and opening of Bedworth Physical Activity Hub (BPAH) 2026<br><br>Aim 2 Celebrate our heritage within our green spaces, including museums, George Eliot and local history |
| Ward Relevance: | St Mary's, Attleborough, Poplar |
| Public or Private: | Public |
| Amendment to Budget: | No Council Tax Related: No |

Recommendation to Council: No

Forward Plan: Yes

Subject to Call-in: Yes

1. Purpose of report

1.1 To provide Cabinet with an update on the progress of regeneration projects taking place within the borough, and to consider an amendment to Pride In Place Impact Fund allocations along with project themes.

2. Recommendations

2.1 The content of the report be noted.

2.2 That Cabinet consider the allocation of the Pride in Place Impact Fund (PIPIF), as detailed at Section 11, and confirm the final allocation following a change of administration.

2.3 That Cabinet approve the design amendment to the Parks Revival project, as detailed at Section 10.3.

2.4 Delegated authority is given to the Strategic Director, Communities and Place, in consultation with the Portfolio Holder for Town Centre Regeneration and Business Development, to develop funding schemes for the PIPIF in line with the public consultation feedback, attached as Appendix A.

2.5 Cabinet consider the Regeneration Review, attached as Appendix B and make comments and or recommendations as appropriate.

3. Background

3.1 Work has been continuing to progress all projects through to completion. Focus remains on the lease agreements for the occupiers of the new buildings at Grayson Place, and the demolition of the Bridge to Living site to provide an open area linking the town centre to George Eliot gardens and Riversley Park and creating additional car parking.

3.2 Consultation has been undertaken in relation to the Pride in Place Impact Fund in line with the grant conditions. Analysis of this consultation has been completed, and the results are attached at Appendix A.

3.3 As the completion of the major regeneration projects approached, Members have requested a review of all projects, to include timelines, funding streams and decision amendments. This has been completed and is attached at Appendix B.

3.4 It is intended that post project reviews will be presented to the Business, Regeneration and Planning Overview and Scrutiny Panel upon their completion.

4. Abbey Street Redevelopment – Leisure Unit

4.1 The lease arrangements with Te Amo Padel have now been finalised and include the provision of the internal leisure box and 2 external double, 1 single and 1 Championship courts (the only Championship Court in UK).

4.2 The Planning Permission submission is scheduled for early July and will include an extension to the car park area to compensate for the loss of spaces taken up by 2 of the external courts.

5. Food Court

5.1 Final design drawings have been produced in relation to the split of the building. These works include a passenger lift, additional drainage and fire safety works, and have been produced in consultation with a national anchor tenant to meet their requirements. Heads of Terms have been agreed with national anchor tenant, and discussions with a regional provider are progressing well in relation to the remaining section of the food hall.

6. College - Digital Innovation & Skills Centre

6.1 The works to fit out the kitchen areas of the building are progressing well and scheduled for completion in time for the new academic year in September 2026. Lease negotiations with the College are moving forward and will be completed as soon as possible, and prior to the commencement of the new academic year.

7. India Red site

7.1 The replacement of the roof has been completed. An appraisal is currently underway to consider the future use and/or specification of the building. This will be completed during July 2026.

8. Grayson Place

8.1 Following the agreement to provide Te Amo Padel with space for additional outdoor courts, some within the public realm area, plans have now been drawn up for the Planning Permission submission, due for early July 2026. There are some outstanding queries from Warwickshire County Council's Highways Team, however, agreement for a meeting has been reached and will take place as soon as possible, with a view to resolving those issues prior to submission.

8.2 The remaining public realm works will be referred to as Phase 3. Following the finalisation of the paddle court designs, work has commenced to design cost effective options to complete the area. Once a final design and associated costs have been identified, these will be brought to a future Cabinet for consideration.

9. Bridge to Living

9.1 The Planning application has been submitted and was validated on 10th June 2026, having been delayed by additional requirements associated with a proportion of the site being within the conservation area. It is now expected that the demolition works will commence in early August 2026.

10. Bedworth Physical Activity Hub

10.1 The Bedworth Physical Activity Hub (BPAH) has now entered Phase 2 of the project programme, with the main facility (Phase1) being opened in March 2026 for public use. Feedback and usage of the site is proving very popular from feedback from our operator Everyone Active. Twice yearly reports will now be presented to the respective OSP.

10.2 Phase 2 commenced on Monday 15th June with demolition commencing to the "old" Bedworth Leisure Centre. This will then provide for the new car park facility for the BPAH. The new Skate Park facility is being formed with concrete and is scheduled to be handed over early September. Final groundwork and levelling are taking place in preparation for seeding and planting in weeks to come. The final elements of completion and opening of new footpaths and the surfacing of the new all-weather 9v9 football pitch will be the last elements prior to completion in the early New Year and formally handed over to NBBC. The monthly Dashboard updates of the project are continued to be emailed to all Members for ongoing information and project delivery

11. Other Regeneration Project Updates

11.1 George Eliot Visitor Centre.

11.1.1 The George Eliot Visitors Centre was granted planning approval in May 2025 with the project being overseen by the Griff Preservation Trust, supported by a small financial contribution from the Council. Discussions between the Trust and Whitbread's regarding the provision of utilities have been unsuccessful, following Whitbread's decision to sell the restaurant. The Fellowship are now fundraising to install the relevant connections themselves. Until this matter is resolved, a revised milestone for construction is not known.

11.2 The Saints

11.2.1 The lease for the 'Alara' section of the building has now been completed. In relation to the lease for the remaining building, a draft lease has been issued, with officers pushing for completion of this within the next eight weeks.

11.3 Parks Revival.

11.3.1 Following the release of the tender to the open market, all returned bids were above the budget allocation for the project. In view of this, a value engineering exercise has been undertaken in order to deliver the overall outcomes of the project, within the budget available.

11.3.2 The value engineering exercise has identified that the removal of the metre wide overhang across a section of the river located in the underpass will not adversely impact the overall aesthetics and outcomes of the original scheme. Due to Environment Agency requirements, large scale foundations would be required at each end of the underpass, outside the extent of the road bridge structure. The main benefit for the inclusion of this element was to improve the angle of approach and increase visibility for cyclists and pedestrians. Appendix C illustrates the element for removal. Cabinet are therefore asked to approve the outcome of the value engineering exercise and remove the structural element from the scope of works.

11.4 E-Mobility

The E-Mobility project is now progressing to conclusion, with the installation of the charging points at Grayson Place scheduled August 2026.

12. Pride in Place Impact Fund (PIPIF)

12.1 As part of the 2025 Spending Review, the Government announced funding for up to 350 places to strengthen communities. This includes 95 places selected for the Pride in Place Impact Fund, which aims to build strong, resilient, prosperous, and inclusive communities.

12.2 The Funding received for Nuneaton and Bedworth is £1.5m, with the Funding criteria requiring local authorities to work with MPs and stakeholders to identify interventions that increase pride in local neighbourhoods, attract private investment, and create economic growth.

12.3 Examples of eligible projects include upgrades to 2 community facilities, improvements to public spaces, and revitalisation of high streets and town centres. A more extensive list of examples, as issued by the Ministry of Housing, Communities and Local Government is attached as Appendix D.

12.4 At its meeting on 3rd December 2025, Cabinet approved the allocation of funding as follows:

- 60% for Nuneaton
- 40% for Bedworth

Members have requested to review this allocation split and are required to confirm the final allocations as part of the decision making process at Cabinet.

12.5 It is further proposed that Officers work with Warwickshire County Council colleagues within the outcomes of the consultation feedback to identify schemes that are deliverable by the 31st March 2027 spend deadline. The Strategic Director, Communities and Place will consult with the Portfolio Holder for Town Centre Regeneration and Business Development to take forward acceptable schemes. A report detailing all schemes will be brought to Cabinet in September 2026.

## 13. Financial Implications

13.1 After a value engineering exercise was undertaken in January 2024 to amend scope of the regeneration projects to enable works to be affordable, further reports have been approved by Cabinet and Council to change elements of projects in 2024, 2025 and 2026.

13.2 The revised budget allocation and funding for the Regeneration projects is detailed below:

| Expenditure | Revised Budget £'000 |
| --- | --- |
| Grayson Place Phases 1 & 2 | 54,346 |
| Bridge to Living | 5,866 |
| Bedworth Physical Activity Hub | 31,200 |
| George Eliot Visitor Centre | 30 |
| The Saints | 1,810 |
| Parks Revival | 1,750 |
| Visiting Nuneaton Changing Perspectives | 87 |
| Total Regeneration Budget | 95,090 |

| Funding | Revised Budget £'000 |
| --- | --- |
| Pathfinder | 51,482 |
| S106 | 911 |
| UKSPF | 247 |
| Sport England | 2,500 |
| Other Contributions | 3,171 |
| Prudential Borrowing | 36,780 |
| Total Regeneration Budget | 95,090 |

13.3 As detailed in the report, projects are still underway and are within the approved budget provision.

13.4 Allocations of the Pride in Place Impact Fund will have no impact of the financial position as projects undertaken will be within the grant allocated.

14. Legal Implications

14.1 External specialist lawyers being used to advise and draft contracts where necessary.

14.2 External specialist lawyers being used to advise and draft leases where necessary.

15. Equalities implications

15.1 It is proposed to mitigate any equalities implications by:

i. Each project is assessed for equality implications as part of outline submission
ii. Compliance with local government policy frameworks

16. Health implications

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

17. Climate and environmental implications

17.1 No direct climate and/or environmental implications have been identified, all buildings are to building control requitements.

18. Section 17 Crime and Disorder Implications

18.1 No direct Section 17 crime and disorder implications have been identified. It is however likely that as an outlined objective of the funding, individual projects may have Section 17 implications which will be highlighted in the project business plan.

19. Risk management implications

19.1 The following risk management implications have been identified:

i. Financial Management
ii. Governance and accountability

iii. Project delivery
iv. Reputational matters

19.2 It is proposed to mitigate the above by implementing the following mitigations:

i. Robust Financial management arrangements, agreed by the Council's Section 151 Officer.
ii. Clear governance framework that aligns with the Council's established requirements.
iii. Transparency and reporting process that align with the Council's established requirements.
iv. Oversite and reporting to on a regular basis.
v. Regular updates to Cabinet

20. <u>Human resources implications</u>

20.1 No direct human resource implications have been identified.

21. <u>Biodiversity Implications</u>

21.1 No direct biodiversity implications have been identified.

22. <u>Local Government Reorganisation (LGR) Implications</u>

22.1 No direct LGR implications have been identified.

23. <u>Options considered and reason for their rejection</u>

23.1 In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

| Option Ref | Option Title | Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected |
|---|---|---|
| A | Do nothing | In relation to the Parks Revival project, the failure to amend the project design would mean that additional funding would be required. This option was rejected as no other funding availability was identified. |

| | | |
|---|---|---|
| B | Amend project design | This is recommended as the removal of the structural element will not significantly alter the outcome of the scheme. |

24. Conclusion

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

25. Appendices

22.1 Appendix A - PIPIF Consultation Outcome Analysis

22.2 Appendix B – Regeneration Review

22.3 Appendix C – Parks Revival: Project Illustration

22.4 Appendix D – Ministry of Housing, Communities and Local Government PIPIF Project Examples List.

26. Background papers

a. None

27. Report Writer Details:

Officer Job Title: Strategic Director – Communities & Place
Officer Name: Dawn Dawson

# Pride in Place Impact Fund: Community Feedback and Priorities

Survey gathered structured feedback from 192 residents across diverse demographics, ensuring broad community representation. Along with sharing the survey on social media, and including it on the main NBBC website homepage, flyers containing a QR code were circulated within Town Centres to gain insight from local businesses on their priorities for town and community spaces.

## Key feedback:

### High street & town centre revitalisation

The dominant theme is a need to revitalise high streets and town centres. The most consistent request is to bring empty shops/buildings back into use, seen as critical to restoring vibrancy, footfall and local pride.

- Reuse empty shops/buildings
- Shopfront improvement grants
- Stronger markets and event infrastructure
- Better streetscape (trees, paving, signage, lighting)
- Encourage independent businesses

### Safety and town centre environment

- Increase visible security and enforcement
- Improve lighting and design to reduce fear of crime
- Address antisocial behaviour

### Community spaces and local assets

- Invest in and refurbish existing buildings
- Transfer ownership/management to community groups
- Provide affordable space for charities, arts and youth provision

### Public spaces and public realm

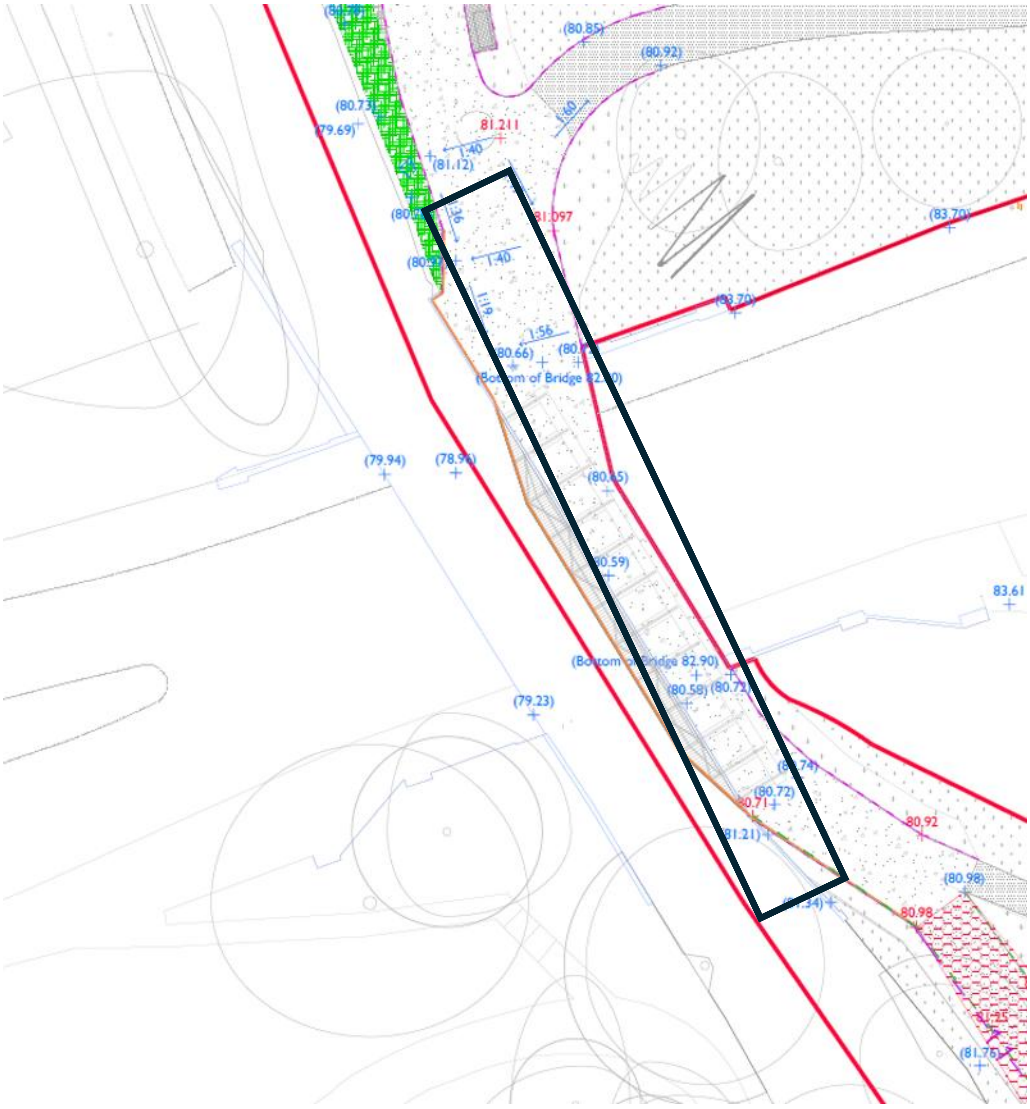
- Upgrade parks, play areas, sports facilities
- Improve walking/cycling routes and riverside areas
- Enhance cleanliness, maintenance and greenery

### Support for Local Businesses

- Bring vacant units into use
- Reduce barriers (e.g. rents, costs)
- Expand street markets and trading opportunities

Overall priorities:

- A busier, safer, more attractive town centre
- Empty spaces brought back into meaningful use
- Investment in people-focused, community-led projects
- Practical improvements they can see and experience quickly (quick-wins)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Appendix D

## Pride in Place Impact Fund: Example activities

This is a list of activities that could be supported by the Pride in Place Impact Fund. Other activities that meet its objectives can also be as determined by the local authority in consultation with its stakeholders.

| Objective | Indicative Activities |
|---|---|
| Community spaces<br><br>The focus of this objective is buildings and indoor spaces. | - providing funding to a community group to take ownership of a disused asset<br>- providing funding to refurbish or improve an asset already in community ownership<br>- funding to refurbish or improve assets owned by public bodies for community activity<br>- funding to create, improve or refurbish maker spaces<br>- funding to create or improve art galleries, theatres, museums, libraries, cultural or heritage sites, sports facilities<br>- creating or expanding on existing community assets to promote community cohesion |
| Public spaces<br><br>The focus of this objective is outdoor recreation spaces. | - creating or improving parks or community gardens, particularly in areas with poor quality parks and gardens<br>- improvements to a canal towpath, riverside walk or other leisure space<br>- creating or refurbishing play areas and sports pitches/courts, installing outdoor gym equipment<br>- providing new or replacing street furniture, repainting of public spaces, creating new shaded areas such as new shelters for bus stops, improved lighting and adaptations to reduce crime and the fear of crime<br>- public art that reflects local culture and history, creating trails and installing new signs to help with wayfinding<br>- creating and refurbishing footpaths, cycle |

| Objective | Indicative Activities |
| --- | --- |
| | ways and shared use paths<br>- creating or refurbishing a pavilion or bandstand to support cultural, heritage, sporting and creative events<br>- provision of public toilets or improvements to existing facilities, including providing Changing Places toilets |
| High street and town centre revitalisation<br><br>The focus of this objective is regenerating high streets and local shopping areas. | - improving street surfaces, street furniture, repainting of public spaces, creating new shaded areas such as new shelters for bus stops, improved lighting, measures to reduce the fear of crime, cycleways and shared paths<br>- shop front improvement grants<br>- grants to bring disused premises back into commercial use<br>- provision of public toilets or improvements to existing facilities, including providing Changing Places toilets<br>- providing infrastructure that supports street markets |

Nuneaton & Bedworth
United to Achieve

AGENDA ITEM NO. 10

NUNEATON AND BEDWORTH BOROUGH COUNCIL

| | |
|---|---|
| Report to: | Cabinet |
| Date of Meeting: | 15th July 2026 |
| Subject: | General Fund Revenue Outturn 2025/26 |
| Portfolio: | Finance, Enabling Services and Communities |
| Responsible Officer: | Strategic Director - Resources |
| Corporate Plan – Theme: | Your Council |
| Corporate Plan – Aim: | Deliver continued forward financial planning to safeguard the finances of the Council |
| Ward Relevance: | All |
| Public or Private: | Public |
| Amendment to Budget: | No Council Tax Related: No |

Recommendation to Council/Cabinet/Committee: No

| | |
|---|---|
| Forward Plan: | Yes |
| Subject to Call-in: | Yes |

---

1. Purpose of report

1.1. To present the final outturn position for 2025/26 for the General Fund and approve the earmarked reserve balances at 31st March 2026.

2. Recommendations

2.1. That the 2025/26 outturn position for the General Fund be noted.

2.2. That the earmarked reserve balances as detailed in Appendix 2 be noted and approved.

3. <u>Background</u>

3.1. The General Fund is the core revenue account of the Council where all day-to-day income and expenditure on services is accounted for with the exception of income and expenditure in relation to Council housing which is kept separately in the Housing Revenue Account.

3.2. In practice, the fund shows how the Council pays for and funds it’s delivery of public services.

4. <u>Body of report and reason for recommendations</u>

4.1. The approved General Fund revenue net expenditure budget for 2025/26 of £20,783,704 was approved in February 2025 with a contribution expected to general reserve of £363. The final outturn position has resulted in net expenditure of £22,086,153 with a contribution to general reserve of £463,631.

4.2. Cost and income pressures have been seen during the year and have been reported in the quarterly monitoring reports. Alongside the pressures however, savings and additional income have also been generated. A summary of the final outturn is listed in the following table with further detail included in Appendix 1.

| General Fund Variances | £'000 |
|---|---|
| Vehicle Hire - Refuse & Cleansing | 210 |
| Loss of Income Claim from Pingles Closure | 200 |
| Losses on Subsidy from providing Temporary Accommodation | 192 |
| Reduced Lease Income from Investment Property | 110 |
| Additional Bank and Credit Card Charges | 105 |
| Additional Audit costs | 100 |
| Additional Consultancy costs in relation to projects | 60 |
| Additional costs for IT systems for upgrading / improvements | 53 |
| Additional consultancy costs for Grounds Maintenance Procurement | 50 |
| Increased Costs / Losses in Income | 1,080 |
| Savings on NNDR Charges | (331) |
| Additional Recycling Credits and Rebates | (315) |
| Additional Fee Income | (246) |
| Improved Planning Fee Income | (161) |
| Net saving on vacancies, agency expenditure and pay award provision | (149) |

| | |
|---|---|
| Underspends on Utilities | (84) |
| No Match Funding for Arts Development Project | (75) |
| New Burdens Funding | (65) |
| No expenditure in relation to Environmental Sustainability | (45) |
| Creative Explorers Match Funding | (35) |
| Savings / Increases in Income | (1,506) |
| Net Variance from Services | (426) |
| No contribution from Earmarked Reserves | 2,166 |
| Additional payments to Pensions | 35 |
| Increased funding from business rates | (1,667) |
| Increased investment income and reduced interest costs | (428) |
| Additional Government Grants | (99) |
| Reduced Minimum Revenue Provision | (44) |
| Net Variance | (463) |

## Increased Costs / Losses in Income

4.3. Due to a delay in the procurement of new vehicles in refuse and street cleansing, the aging fleet has resulted in increased downtime for repairs and a requirement to hire vehicles to deliver services during 2025/26.

4.4. Due to the extended closure of the Pingles swimming pool from the repair of the steel columns, a loss of income claim was incurred as a result. This has been reported throughout the year.

4.5. Losses in subsidy have been significant at the Council for several years due to the high cost of leased temporary accommodation. Homelessness is a statutory function, and teams are working on options to help mitigate ongoing cost pressures.

4.6. As a result of vacant commercial property, the Council has experienced reduced rental income for 2025/26.

4.7. With the number of transactions increasing over time the Council experienced higher than anticipated charges for bank and credit card transactions.

4.8. External audit costs have increased in recent years and based on the fee charged for the 2024/25, a higher estimation has caused an overspend for 2025/26.

4.9. One-off consultancy costs and additional costs for the implementation of systems or system upgrades were due to be funded by the Transformation Earmarked Reserve.

Due to the underspends on the General Fund these have been accommodated within year and therefore show as an overspend.

4.10. Whilst the Council continues to complete the process for a new Grounds Maintenance contract, the consultancy costs were not offset by earmarked reserves due to the General Fund being able to accommodate the additional expenditure.

Savings / Increases in Income

4.11. Backdated NNDR credits on bills addressed to the Council have been applied in 2025/26. There are fluctuations across portfolios where void properties are unbudgeted but are offset by savings where the budget is greater than required. The main reason for the forecasted underspend is for Harefield Road car park which has had a large downward revaluation resulting in £166k credit in year.

4.12. Based on previous year trends with the volatility of the recycling market, the budgets for recycling credits and rebates was reduced in recent years. During 2025/26 additional income from both streams has been higher than anticipated.

4.13. Additional income from fees and charges has created a surplus in 2025/26 with the main areas being in relation to HMO licencing, Cemetery fees, Street Naming & Numbering, Licencing and Car Parking.

4.14. Increased levels of planning applications have resulted in additional planning fee income for the Council.

4.15. Vacancy savings in addition to the £500k budgeted are being seen. These are in a variety of areas. Vacancy savings are offsetting the cost of agency.

4.16. The Creative Explorers project finished in 2024/25 therefore the match funding contribution was not required. In addition, a £75k budget was included in 2025/26 to match fund an arts development project which has been delayed until 2026/27.

4.17. Underspends on utilities has provided a saving across various sites owned by the Council.

4.18. New burdens funding for costs incurred in relation to Welfare Reform has been received and currently no costs are required to be offset against the funding.

4.19. The action plan for Environmental Sustainability is still in progress, so no costs have yet been incurred.

## 5. Core Funding

5.1. The Council receives funding to provide services through Business Rates, Council Tax and general Government Grants.

5.2. Income through Council Tax was as budgeted whereas Business Rates exceeded the budget assumptions by £1,666k. This is largely attributable to the pooling payments being lower than expected in 2024/25 and 2025/26.

5.3. The Collection Fund Outturn report provides further detail on the performance of Council Tax and Business Rates.

## 6. Earmarked Reserves

6.1. Earmarked reserves are held for specific purposes and transfers to and from reserves have been made in year for both revenue and capital purposes.

6.2. As at 31 March 2026, the Council held £23.83m in specific earmarked reserves. Capital earmarked reserves total £5.73m with revenue reserves totalling £18.10m. A detailed list of all of the reserves held is included in Appendix 2.

6.3. Contributions to earmarked reserves during 2025/26 have either been in relation to grants, for example food waste, asylum dispersal and new burdens funding or are linked to underspends for carry forwards to allow for provisions to be in place for when the expenditure is necessary.

6.4. The provisions relate to offsetting future business rates pressures, funding for vehicle replacement, funds towards planning for the future in relation to Local Government Reorganisation and asset management needs.

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

7.1. Leader of the Council and opposition leaders have been consulted alongside Strategic Directors, Assistant Directors and the Portfolio Holder for Finance, Enabling Services and Communities.

8. Financial Implications

8.1. Included within the report.

9. Legal Implications

9.1. None.

10. Equalities implications

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

11. Health implications

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

12. Climate and environmental implications

12.1. No direct climate and/or environmental implications have been identified.

13. Section 17 Crime and Disorder Implications

13.1. No direct Section 17 crime and disorder implications have been identified.

14. Risk management implications

14.1. No direct risk management implications have been identified.

15. Human resources implications

15.1. No direct human resource implications have been identified.

16. Biodiversity Implications

16.1. No direct biodiversity implications have been identified.

17. Local Government Reorganisation (LGR) Implications

17.1. No direct LGR implications have been identified.

18. Options considered and reason for their rejection

18.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

| Option Ref | Option Title | Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected |
|---|---|---|
| A | Do nothing | Reporting the outturn position is key for transparency therefore this is not an option. |

19. Conclusion

19.1. During the year the Council has experienced additional cost pressures which have been mitigated by additional income, additional business rates, investment income paired with reduced external interest costs and a hold off recruiting to vacancies which in turn has resulted in the favourable outturn position.

19.2. The Council is still experiencing cost rises in relation to renewing contracts and inflationary increases. The on-going challenges with homelessness have eased in comparison to recent years but is still an issue for the Council.

19.3. No reliance on the reserves of the Council to fund in year expenditure has been required due to the additional income via business rates and has allowed more financial resilience to be built up for future needs. Although these reserves have been added to, these cannot be used as a longer-term sustainable plan and caution must be taken when looking to commit to any future targets.

19.4. An updated medium-term financial plan will be presented to Cabinet including the known risks and potential pressures during the budget setting process for 2027/28.

## 20. Appendices

20.1. Please note the following appendices:

i. Appendix 1 – General Fund Outturn 2025/26
ii. Appendix 2 – General Fund Earmarked Reserves 2025/26

## 21. Background papers

21.1. Please note the following background papers:

i. General Fund Revenue Budget 2025/26 – Agenda item 13f, 19th February 2025 Council meeting.

## 22. Report Writer Details:

Officer Job Title: Assistant Director - Finance

Officer Name: Liam Brown

# SUMMARY GENERAL FUND OUTTURN
## as at end of March 2026

| | 2025/26 Budget £ | 2025/26 Outturn £ | 2025/26 Variance £ | Key Reason for Forecast Variance to Budget |
|---|---|---|---|---|
| Markets & Street Trading | 53,924 | 16,503 | (37,420) | Reduced levels of income from the change to self-erect markets are offset by underspends on utilities, business rates and repair and maintenance costs. There was also a reduction in capital charges of £15k which is offset in other net expenditure. |
| Town Centre Management | 634,683 | 638,337 | 3,655 | Additional costs for a re-structure and overtime to cover sickness is offset by underspends on ground maintenance works within pedestrian areas, utility costs and reduced capital charges which are offset in other net expenditure. |
| West Midlands Combined Authority | 30,000 | 30,000 | 0 | |
| Car Parks | 74,305 | 152,129 | 77,824 | The installation of the new parking machines has resulted in reduced security services and equipment maintenance alongside additional income for Abbey Street car park opening earlier than anticipated and more compliance with parking from the RingGo app. A credit for Harefield Road business rates has been backdated but all of this has been offset by additional capital charges which are reversed out in other expenditure and income. |
| Public Passenger Transport | 57,499 | 59,744 | 2,245 | Small overspend due to tree works and capital charges. |
| Public Conveniences | 146,128 | 144,991 | (1,137) | Small overspend on the conveniences cleaning have been offset by a backdated credit for business rates and underspends on maintenance. |
| Marketing, Promotions and Publicity | 93,107 | 45,512 | (47,595) | Underspends primarily relate to vacancy savings alongside underspends on event support due to reduced capacity. |
| Commercial Property | (867,434) | (1,107,511) | (240,077) | Vacant properties throughout the year has resulted in reduced income and additional utility costs which have been offset by minimal capital charges. |
| Industrial Estates | (193,669) | (258,520) | (64,851) | Additional rental income and a backdated credit on business rates have resulted in an underspend. |
| Economic Development | 498,131 | 510,824 | 12,692 | Additional costs due to agency cover have been slightly offset by lower capital charges. |
| Estates (Incl. Land & Property) | 803,713 | 941,323 | 137,610 | Vacancy savings and underspends on stock condition surveys have been offset by additional capital charges which are offset in other net expenditure. |
| Business & Regeneration | 1,330,387 | 1,173,332 | (157,054) | |
| Rent Allowances | 82,510 | 145,960 | 63,450 | Additional cost of subsidy to the council than anticipated during the year. |
| Rent Rebates | 740,602 | 990,392 | 249,790 | Additional cost of subsidy to the council than anticipated during the year. |
| Electoral Registration | 111,737 | 110,771 | (966) | |
| Election Expenses | 78,500 | 95,826 | 17,326 | Overspend due to an error in accruals during 2024/25 year end. |

| | | | | |
|---|---|---|---|---|
| Equal Opportunities | 52,367 | 58,543 | 6,176 | Additional costs for the contribution to Warwickshire Safeguarding Board. |
| Democratic Representation and Management | 364,229 | 370,883 | 6,654 | Overspend as a result of increased National Insurance due to the basic allowance now exceeding the threshold. |
| Revenues | 1,494,261 | 1,258,350 | (235,911) | Vacancy savings and additional income from the costs of collection for Council Tax and NNDR are slightly offset by additional print / postage costs for billing. |
| Council Tax Benefits | 0 | 0 | 0 | |
| Corporate Managements | 5,138,228 | 5,229,244 | 91,016 | Vacancy savings across many central services teams are slightly reducing additional costs for anticipated external audit costs, additional bank / credit card charges and the costs of consultancy / licences for system projects on-going during 2025/26. |
| Mayoralty | 16,293 | 14,015 | (2,278) | Small underspend on material costs. |
| Resources & Central Services | 8,078,727 | 8,273,984 | 195,258 | |
| Health Promotion & Inequalities | 0 | 0 | 0 | |
| Cemeteries | 96,092 | 512,438 | 416,346 | Additional income from cemetery fees and underspends on grounds maintenance are offset by higher than budgeted capital charges. |
| Allotments | (1,125) | (2,295) | (1,170) | Additional income from allotment fees. |
| Parks | 2,876,270 | 2,755,292 | (120,978) | Vacancy savings, underspends on utility costs for pavilions following a partial transfer of ownership, reduced costs on playground maintenance and ground maintenance are offsetting additional costs for tree management costs and additional consultancy costs for the Grounds Maintenance procurement exercise. |
| Community Recreation | 1,310,204 | 894,968 | (415,236) | The underspend primarily relates to reduced capital charges. There is also additional contract profit share from the leisure operator contract which slightly offsets the loss of income claim for the pool closure and additional property maintenance costs. |
| Sports Development | 22,420 | 18,878 | (3,542) | No capital charges as budgeted. |
| Civic Hall | 0 | 6,529 | 6,529 | Capital Charges against no budget. |
| Museum | 276,253 | 271,701 | (4,551) | Small salary savings and underspends on utilities have resulted in an underspend. |
| Arts Development | 115,150 | 22,330 | (92,820) | The Arts Council Creative People and Places project match funding has not been utilised as the project is now scheduled for 2026/27 and 2027/28. |
| Leisure & Health | 4,695,264 | 4,479,842 | (215,422) | |
| Housing Advice Centre | (981,420) | (956,733) | 24,687 | |
| Private Sector Grants | 96,282 | 118,454 | 22,173 | Underspends on legal fees for encampments are slightly offsetting additional capital charges for IT equipment utilised by HEART. |
| Housing Strategy | 1,070,670 | 1,076,577 | 5,907 | Small overspend on salaries. |
| Private Sector Housing Standards | (10,794) | (31,546) | (20,752) | Additional enforcement fee income and HMO licensing fee income. |
| Mobile Home Sites | (100,150) | (38,623) | 61,527 | Lower than expected caravan sales has reduced income and additional capital charges are resulting in an overspend. |
| Housing | 74,587 | 168,129 | 93,543 | |

| | | | | |
|---|---|---|---|---|
| Environmental Protection | 181,838 | 269,094 | 87,257 | Additional costs in relation to agency cover from experiencing difficulty in recruiting to technical posts. |
| Food & Occupational Safety | 273,531 | 277,176 | 3,645 | Small levels of reduced income across specific licence types. |
| Street Nameplates | 9,660 | 13,079 | 3,419 | Additional costs from higher than anticipated street naming requests. |
| Footpath Lighting | 6,300 | 3,126 | (3,174) | Reduced maintenance costs for footway lighting. |
| Building Control | 95,911 | 96,235 | 324 | |
| Development Control | (444,885) | (482,934) | (38,049) | Additional planning fee income from applications. |
| Planning Policy & Applications | 1,550,041 | 1,364,794 | (185,246) | Higher than anticipated requests for street naming and numbering has resulted in additional income with most of the underspend being made up of vacancy savings within planning. |
| Environmental Projects | 63,204 | 63,359 | 156 | |
| Emergency Planning | 31,400 | 18,444 | (12,956) | Reduced costs for responding to incidents as this can be weather dependent throughout the year. |
| Land Charges | (61,119) | (44,419) | 16,700 | Additional staffing costs from the re-allocation of staff following a re-structure is causing an overspend position. |
| Licences | (89,479) | (117,725) | (28,245) | Additional Income from licencing fees. |
| Environmental Sustainability | 45,000 | 0 | (45,000) | Action plan is still being completed resulting in no expenditure. |
| Health & Safety | 94,405 | 166,357 | 71,952 | A re-structure resulted in additional staffing needs post budget setting causing an overspend. |
| Planning & Enforcement | 1,755,806 | 1,626,587 | (129,219) | |
| Refuse & Cleansing | 3,976,017 | 4,161,878 | 185,862 | Overspend relates to additional higher / maintenance costs for refuse vehicles and street cleansing vehicles whilst the Council's fleet are either being repaired or replaced. |
| Recycling | 1,621,414 | 1,142,010 | (479,403) | Higher income from recycling credits and rebates from Sherbourne and reduced levels of capital charges have resulted in an underspend. |
| Neighbourhood Management | 1,313,042 | 1,233,216 | (79,825) | Underspends are due to vacancy savings and slight underspends on IT software licences. |
| Land Drainage Works | 0 | 0 | 0 | |
| Community Development | 1,950 | 1,328 | (622) | |
| Voluntary Bodies | 142,383 | 147,083 | 4,700 | |
| Community Safety | 93,961 | 15,497 | (78,464) | Vacancy underspends and reduced capital charges are creating the variance. |
| Community Centres | 70,018 | (6,723) | (76,741) | The underspend is as a result of reduced utility costs for the community centres and lower capital charges. |
| Communities & Public Services | 7,218,783 | 6,694,288 | (524,495) | |
| Portfolio Total | 23,153,553 | 22,416,164 | (737,389) | |
| Central Provisions | 306,921 | 341,423 | 34,502 | Variance due to additional pension strain costs. |
| Depreciation & Impairment | (3,096,530) | (2,785,422) | 311,108 | This variance is offsetting the underspend variances as a result of reduced capital charges across all portfolios spend. (No impact on the bottom-line (Surplus) / Deficit of the General Fund) |

| | | | | |
|---|---|---|---|---|
| Contributions To/From Reserves | (1,435,806) | 738,182 | 2,173,988 | Due to the surpluses across the portfolios and other expenditure / funding there was no need to contribute funds from earmarked reserves to offset expenditure. This in turn allowed provisions and funding to be earmarked for future one-off activities. |
| Financing of Capital Expenditure | 1,125,000 | 1,117,030 | (7,970) | A small variance due to underspends in-year on the capital programme. |
| PWLB Premiums | 21,120 | 21,120 | 0 | |
| Investment Income | (741,320) | (793,179) | (51,859) | Additional investment income due to treasury practices |
| Minimum Revenue Provision | 530,418 | 486,201 | (44,217) | An underspend position for the minimum revenue provision due to the delay in completing capital projects which delays the MRP charge. |
| External Interest | 920,348 | 544,635 | (375,713) | Reduced amount of money being borrowed due to delays in the capital programme and internally borrowing whilst interest rates are high. |
| Total Council Net Expenditure | 20,783,704 | 22,086,153 | 1,302,449 | |
| Council Tax | (11,078,501) | (11,078,501) | 0 | |
| New Homes Bonus | (1,027,339) | (1,027,339) | 0 | |
| General Government Grants | (844,000) | (943,174) | (99,174) | Additional grant being awarded in year. |
| Business Rates Retention | (6,210,770) | (7,877,313) | (1,666,543) | Surplus due to the business rates pool payments being lower than anticipated for 2024/25 and 2025/26. |
| NDR Collection Fund (Surplus)/ Deficit | (1,506,079) | (1,506,079) | 0 | |
| Council Tax Collection Fund (Surplus)/ Deficit | (117,378) | (117,378) | 0 | |
| Total Funding | (20,784,067) | (22,549,784) | (1,765,717) | |
| (Surplus) / Deficit | (363) | (463,631) | (463,268) | |

Appendix 2

| General Fund | Opening Balance 2025/26 £'000 | Net Movement 2025/26 £'000 | Closing Balance 2025/26 £'000 |
|---|---|---|---|
| Asset Maintenance | (839) | (1,278) | (2,117) |
| Borough Plan | (211) | 0 | (211) |
| Carry Forward Requests | (438) | (575) | (1,012) |
| Parks Strategy | (300) | 0 | (300) |
| Community Development | (109) | 0 | (109) |
| Financial Planning | (6,742) | (1,361) | (8,103) |
| Food Waste | (216) | (59) | (275) |
| HEART | (378) | (27) | (404) |
| Homelessness | (1,177) | (528) | (1,706) |
| Insurance | (577) | 0 | (577) |
| LAMS | (89) | 0 | (89) |
| Levelling Up Fund | (166) | 0 | (166) |
| Local Welfare Scheme | (17) | 0 | (17) |
| Museum Donations | (30) | (16) | (47) |
| New Burdens R&B | (561) | (25) | (586) |
| Other | (745) | (64) | (809) |
| Planning | (396) | 0 | (396) |
| Planning for Future | (581) | (411) | (992) |
| Skills & Development | (182) | 0 | (182) |
| REVENUE EARMARKED RESERVES | (13,753) | (4,344) | (18,098) |
| CCTV Replacement Fund | (135) | 11 | (123) |
| Cemeteries Development Fund | (130) | 23 | (107) |
| Computer Reserves | (349) | (61) | (410) |
| General Fund - Capital | (1,390) | 336 | (1,054) |
| ICT & Transformation | (1,239) | 5 | (1,234) |
| Other Capital Reserves | (357) | (60) | (417) |
| Regeneration | (423) | 0 | (423) |
| Skate Parks | (134) | 0 | (134) |
| Vehicle Replacement | (1,077) | (750) | (1,827) |
| CAPITAL EARMARKED RESERVES | (5,232) | (495) | (5,728) |
| TOTAL GENERAL FUND RESERVES | (18,986) | (4,840) | (23,825) |

AGENDA ITEM NO. 11

NUNEATON AND BEDWORTH BOROUGH COUNCIL

| | |
|---|---|
| Report to: | Cabinet |
| Date of Meeting: | 15th July 2026 |
| Subject: | Housing Revenue Account Revenue Outturn 2025/26 |
| Portfolio: | Housing / Finance, Enabling Services and Communities |
| Responsible Officer: | Strategic Director – Resources / Strategic Director – Communities and Place |
| Corporate Plan – Theme: | Housing, Health and Communities and Your Council |
| Corporate Plan – Aim: | Facilitate warm, safe, sustainable and affordable housing. Deliver continued forward financial planning to safeguard the finances of the Council. |
| Ward Relevance: | All |
| Public or Private: | Public |
| Amendment to Budget: | No Council Tax Related: No |

Recommendation to Council/Cabinet/Committee: No

| | |
|---|---|
| Forward Plan: | Yes |
| Subject to Call-in: | Yes |

1. Purpose of report

1.1. To present the final outturn position for 2025/26 for the Housing Revenue Account (HRA) and approve the HRA reserve balances at 31st March 2026.

2. Recommendations

2.1. That the 2025/26 outturn position for the HRA be noted.

2.2. That the reserve balances as details in Appendix 2 are approved.

3. Background

3.1. The Housing Revenue Account is a ring-fenced budget that a local authority uses to manage, maintain and finance its Council housing stock.

3.2. The fund ensures rent is collected from tenants and is spent solely on housing services alongside maintaining the good condition of the housing stock.

4. Body of report and reason for recommendations

4.1. The HRA revenue net expenditure budget for 2025/26 of £0 was approved in February 2025. The final outturn position has resulted in net surplus of £359k which is an underspend of £359k

4.2. Although cost pressures were expected for increased expenditure to tackle outstanding repairs, expenditure was not at the levels initially anticipated at Q3 reporting, and although depreciation costs were higher, other underspends have helped offset this increased cost.

4.3. Savings have been seen in relation to salaries due to vacancies, underspends due to lower use of consultancy than needed and savings on utility bills with more detail outlined in the table at point 4.4.

4.4. The following table lists out all of the key variances seen within the HRA during 2025/26:

| HRA Key Variances | £'000 |
|---|---|
| Net additional costs for Repairs and Maintenance | 123 |
| Additional costs for decanting and downsizing initiatives | 103 |
| Additional costs for debt management expenses | 57 |
| Overspend on the ILU cleaning contract | 56 |
| Pressure caused from reduced rental income | 28 |
| Increased Costs / Losses in Income | 367 |
| Additional Income from Other Service Charges | (309) |
| Savings on Utility Bills | (382) |
| Net saving on vacancies, agency expenditure and pay award provision | (299) |
| Underspends on consultancy and feasibility | (144) |
| Savings on the pay award provision | (98) |
| Underspend on the contribution to bad debt | (90) |
| Underspend on legal costs | (42) |
| Reduced expenditure for resident involvement | (34) |
| Lower Grounds Maintenance costs than anticipated | (27) |
| Reduced interest costs and reduced investment income | (23) |
| Savings / Increases in Income | (1,447) |
| Increased Depreciation Charges (depreciation charges are contributed to the Major Repairs Reserve and are ring-fenced for capital spend) | 1,712 |
| No contribution from Reserves for Capital expenditure | 200 |
| No Additional Contribution to Major Repairs Reserve required | (369) |
| Reduction in capital expenditure financed by HRA revenue due to the increase in depreciation charges | (821) |
| Total Capital Financing Changes | 722 |
| Total Underspends | (359) |

## Increased Costs / Losses in Income

4.5. There have been additional costs in relation to repairs for damp proofing following the introduction of Awaab's Law, the hire of scaffolding, replacing ageing door entry systems, drainage works following the weather experiences and costs to bring void properties back into use.

4.6. These have been slightly mitigated by underspends on gas servicing & maintenance, planned insulation works, Energy Performance Certificate (EPC) improvements, lower number of asbestos works needed and no reactive maintenance on HRA shops.

4.7. To manage the portfolio of Council dwellings the landlord services team have overspent on decanting and downsizing initiatives to free up properties in order to place tenants and families in need.

4.8. As experienced on the General Fund, debt management, bank charges and credit card charges have caused a pressure for the HRA due to the volumes of transactions.

4.9. As reported during the 2025/26 financial year the Independent Living Unit's cleaning contract had an approved variation in pricing which cause an overspend in year.

4.10. Reduced dwelling income from void properties has slightly been offset from the change of use for temporary accommodation.

Savings / Increases in Income

4.11. Income from service charges has been higher than anticipated due to a budget profiling error.

4.12. Utility bill budgets were inflated based on the previous 3 years of expenditure. In 2025/26 bills have been lower than in recent years causing an underspend.

4.13. Across the HRA, vacancy savings net of agency expenditure has created an underspend.

4.14. Whilst projects are continuing to be delivered, feasibility studies and consultants have not been needed as much as anticipated whilst the HRA comes up with new strategies in relation to building homes and the housing management system.

4.15. With the pay award being lower than the provision set-aside, an underspend has contributed to the overall surplus.

4.16. A prudent budget for provisions was put in place for 2025/26 to ensure that increases in debt across the HRA were covered financially. The debt level increase was lower than initially assessed by Finance which has resulted in an underspend.

4.17. Due to a reduced number of cases the landlord services team have experienced lower than budgeted legal costs.

4.18. To mitigate anticipated overspends in year the Star survey and resident involvement newsletter has not been published.

4.19. Underspends due to the levels of repairs and maintenance needed within open spaces owned by the HRA were less than anticipated. The element of spend tied to the Grounds Maintenance contract was spent in full during the year.

4.20. From delaying borrowing the net position for interest expenses was lower than budgeted but this has been slightly offset by reduced investment income with cash resources not being available.

Capital Financing Changes

4.21. The housing stock is revalued annually as part of the year end closedown. At 2024/25 year-end, the revaluation of housing stock was higher than anticipated, resulting in the budget for depreciation for 2025/26 being set lower than required. As depreciation must be utilised on capital spending, this increased cost is unavoidable but where unspent, provides additional reserve funding for future capital plans.

4.22. Due to no expenditure occurring on the Housing Management System in capital there was no contribution from reserves to offset the revenue contribution to capital.

4.23. To offset the increased cost of depreciation which is used to fund capital through the Major Repairs Reserve, the additional contribution to the Major Repairs Reserve and capital contribution from revenue have not been required.

5. Earmarked Reserves

5.1. Earmarked Reserves are held for both revenue and capital purposes and there was a budget of £200k to be drawn on in 2025/26.

5.2. With the drawdown from reserve not needed as described in point 4.23, as at 31st March 2026, the HRA held £5,496k in reserves. Capital reserves total £3,773k with revenue reserves totalling £1,723k. A detailed list of all of the reserves held is included in Appendix 2.

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

6.1. Leader of the Council and opposition leaders have been consulted alongside Strategic Directors, Assistant Directors, Portfolio Holders for Finance, Enabling Services and Communities and Housing.

7. Financial Implications

7.1. Included within the report.

8. Legal Implications

8.1. None.

9. Equalities implications

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

10. Health implications

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

11. Climate and environmental implications

11.1. No direct climate and/or environmental implications have been identified.

12. Section 17 Crime and Disorder Implications

12.1. No direct Section 17 crime and disorder implications have been identified.

13. Risk management implications

13.1. No direct risk management implications have been identified.

14. Human resources implications

14.1. No direct human resource implications have been identified.

15. Biodiversity Implications

15.1. No direct biodiversity implications have been identified.

16. Local Government Reorganisation (LGR) Implications

16.1. No direct LGR implications have been identified.

17. Options considered and reason for their rejection

17.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

| Option Ref | Option Title | Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected |
|---|---|---|
| A | Do nothing | Reporting the outturn position is key for transparency therefore this is not an option. |

18. Conclusion

18.1. Spend pressures arising from repair issues are impacting day-to-day operation of the HRA, as reliance on vacancy savings and treasury decisions to offset overspends is not sustainable long-term.

18.2. Increased depreciation charges which will finance capital expenditure has been managed by reducing the funding from revenue.

18.3. The need to complete the backlog of repairs work will continue to add pressures and revenue savings will still be necessary to ensure these issues can be managed.

18.4. An in-depth review of the HRA Business Plan is due to begin which will lay out future plans for income generation and cost mitigation. When finalised, the Business Plan will be presented to Cabinet.

19. Appendices

19.1. Please note the following appendices:

i. Appendix 1 – HRA Outturn 2025/26
ii. Appendix 2 – HRA Reserves 2025/26

## 20. Background papers

20.1. Please note the following background papers:

i. Housing Revenue Account Budget 2025/26 Including 30 Year Business Plan – Agenda item 13g, 19th February 2025 Council Meeting.

## 21. Report Writer Details:

Officer Job Title: Assistant Director - Finance

Officer Name: Liam Brown

| | Approved Budget 2025/26 | Outturn 2025/26 | Variance | Comments |
|---|---|---|---|---|
| HRA General Expenses | 4,587,082 | 4,488,843 | (98,240) | Vacancy savings are slightly net off by agency costs to cover. Overspends for decanting and downsizing have been offset by reduced legal fees, subscription cases, consultancy costs and insurance claims creating an underspend overall. |
| HRA Repairs Management | 2,187,196 | 2,228,341 | 41,144 | Overspend as a result of additional costs for data hosting and compensation claims for outstanding repairs. |
| Resident Involvement | 48,660 | 14,768 | (33,892) | Star survey and magazine publishing costs have not been utilised to offset overspends elsewhere. |
| Debt Management Costs | 220,274 | 277,143 | 56,869 | Additional credit card, bank transactions and other corporate costs have caused on overspend. |
| Increase In Bad Debt Provision | 485,360 | 394,898 | (90,462) | Contribution to the bad debt provision for outstanding debt was lower than budgeted. |
| Corporate & Democratic Costs | 142,540 | 142,540 | (0) | |
| Housing System | 242,000 | 178,763 | (63,237) | The consultancy budget has not been fully utilised whilst options are being explored on next steps for the system. |
| Development Strategy | 223,198 | 160,019 | (63,179) | Feasibility studies and consultancy on a development strategy has not been fully utilised. |
| Supervision & Management - General | 8,136,311 | 7,885,314 | (250,997) | |
| HRA Special Expenses | 109,388 | 115,243 | 5,855 | Slightly higher utility costs due to vacant properties. |
| Warden Assisted Schemes | 2,588,706 | 2,205,258 | (383,448) | Additional costs for the uplift in the Independent Living Units cleaning contract have been offset by reduced utility costs, underspend on council tax with low amount of void properties and less need for new equipment. |
| Homeless Hostels | 64,698 | 65,625 | 928 | Minor variance due to utility costs. |

| | | | | |
|---|---|---|---|---|
| Spitalfields House - Bedworth | 71,165 | 43,301 | (27,864) | Variance due to utility costs. |
| St Benedicts House | 58,661 | 78,326 | 19,665 | A backdated Council Tax bill resulted in an overspend. |
| Other Housing Schemes | 665,429 | 602,116 | (63,312) | Underspend due to Vacancy savings and reduced costs for utility. |
| Grounds Maintenance | 398,945 | 371,925 | (27,020) | Underspend on grounds maintenance work across HRA sites. |
| Supervision & Management - Special | 3,956,992 | 3,481,795 | (475,196) | |
| Reactive Repairs | 2,733,286 | 2,659,808 | (73,477) | Overspends on materials have been offset by net of agency vacancy savings and underspends in relation to the maintenance of HRA fleet needing less repairs. |
| Call Out | 90,605 | 87,893 | (2,712) | Minor staffing variance. |
| R.+ M. - Dwellings | 344,000 | 482,263 | 138,263 | Overspends due to additional damp proofing works following the introduction of Awaab's Law and an increased need for scaffolding to complete repairs. |
| R. + M. - Estate Management | 24,000 | 19,282 | (4,718) | Underspend on materials budget. |
| Asbestos | 275,000 | 232,091 | (42,909) | Lower number of asbestos works/surveys were completed than anticipated due to no access issues. |
| R. + M. - Homeless Hostels | 7,460 | 0 | (7,460) | No spend due to no repairs needing to be completed. |
| R. + M. - Shops & Other Co. | 30,000 | 674 | (29,326) | Due to capacity the planned programme for repairs on HRA shops were delayed. |
| Planned Works - Outside Contractors | 2,356,440 | 2,162,248 | (194,192) | Overspends on replacing ageing door entry schemes and drainage works impacted by weather throughout the year were offset by reduced levels of gas servicing & maintenance, insulation and Energy Performance Certificate (EPC) work. |
| Water & Energy Service Outside Contracts | 464,500 | 532,644 | 68,144 | Variance primarily due to a payment for the district heating work. |

| | | | | |
|---|---|---|---|---|
| R + M - Voids | 765,000 | 959,703 | 194,703 | Additional cost of repairs to bring void properties back into use, these works vary from clearance of materials to repairs and maintenance. |
| Repairs & Maintenance | 7,090,290 | 7,136,607 | 46,317 | |
| Depreciation | 9,836,379 | 11,548,098 | 1,711,719 | The depreciation budget for the HRA was set prior to the large increase in dwelling values experienced in 2024/25. This has now been rectified from 2026/27. |
| Interest Payable | 1,962,117 | 1,844,950 | (117,167) | Lower borrowing than anticipated resulting in lower interest costs. |
| Capital Financing Costs | 11,798,496 | 13,393,048 | 1,594,552 | |
| Dwelling Rents H.R.A | (29,146,000) | (28,973,048) | 172,952 | Due to void properties the dwelling rental income has been impacted. This has slightly been offset by using some properties for temporary accommodation. |
| Interest Receivable | (118,680) | (24,500) | 94,180 | Interest received by the HRA is lower than anticipated due to the delay in borrowing creating less cash for the HRA to invest. |
| Non-Dwelling Rents | (590,038) | (734,801) | (144,763) | Garage rents are higher than budgeted creating a variance. |
| Other Income - Independent Living Schemes | (1,502,973) | (1,815,937) | (312,964) | Due to a budgeting profiling error the income for service charges is higher than anticipated. A review of the budgeting profile for service charges is being undertaken. |
| Other Income - General Purpose Schemes | (690,014) | (702,057) | (12,043) | High amounts of processing right to buy applications has resulted in additional administration income. |
| Other Income - Rechargeable Repairs | (22,000) | (5,946) | 16,054 | Lower than budgeted rechargeable repairs have been completed. |
| Income | (32,069,705) | (32,256,288) | (186,583) | |
| Appropriations To / (From) MRR | 368,870 | 0 | (368,870) | No appropriations to the Major Repairs Reserve were done to offset the increased depreciation charge. |

| | | | | |
|---|---|---|---|---|
| Employee Benefits | 97,665 | 0 | (97,665) | Un-allocated pay award provision has been used to offset the additional depreciation charge. |
| Capital Expenditure Funded By HRA | 821,081 | 0 | (821,081) | No revenue contribution to capital was done in 2025/26 to offset the additional depreciation charge. The depreciation charge was used to fund capital expenditure via the Major Repairs Reserve. |
| Appropriations To/ (From) Revenue Reserves | (200,000) | 0 | 200,000 | no contribution from reserves was drawn down as there was no expenditure on the housing management system project within capital. |
| Appropriations | 1,087,616 | 0 | (1,087,616) | |
| Housing Revenue Account Revenue | (0) | (359,524) | (359,523) | |

Appendix 2

| Housing Revenue Account | Opening Balance 2025/26 £'000 | Net Movement 2025/26 £'000 | Closing Balance 2025/26 £'000 |
|---|---|---|---|
| Revenue Reserves | | | |
| Housing & Planning Act Changes | (350) | 0 | (350) |
| Service Delivery Improvements | (152) | 0 | (152) |
| Planning for the Future | (179) | 0 | (179) |
| Grounds Maintenance & Tree Works | (60) | 0 | (60) |
| Other Revenue Reserves | (983) | 0 | (983) |
| Total Revenue Reserves | (1,723) | 0 | (1,723) |
| Capital Reserves | | | |
| General Capital | (3,160) | 0 | (3,160) |
| Computer Strategy | (613) | 0 | (613) |
| Total Capital Reserves | (3,773) | 0 | (3,773) |
| Total Housing Revenue Account Reserves | (5,496) | 0 | (5,496) |

Nuneaton & Bedworth
United to Achieve

AGENDA ITEM NO. 12

NUNEATON AND BEDWORTH BOROUGH COUNCIL

| | |
|---|---|
| Report to: | Cabinet |
| Date of Meeting: | 15th July 2026 |
| Subject: | Capital Outturn 2025/26 |
| Portfolio: | Finance, Enabling Services and Communities |
| Responsible Officer: | Assistant Director - Finance |
| Corporate Plan – Theme: | Your Council |
| Corporate Plan – Aim: | Deliver continued forward financial planning to safeguard the finances of the Council |
| Ward Relevance: | All |
| Public or Private: | Public |
| Amendment to Budget: | No    Council Tax Related: No |

Recommendation to Council/Cabinet/Committee: Yes

| | |
|---|---|
| Forward Plan: | Yes |
| Subject to Call-in: | Yes |

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1. Purpose of report

1.1. To update Cabinet of the outturn position on capital expenditure for both the General Fund and Housing Revenue Account (HRA).

2. Recommendations

2.1. To consider the final capital outturn position for 2025/26.

2.2. To note the Capital Reserve position at the end of 2025/26.

2.3. That the updated capital budget for 2026/27 detailed in Appendix 2 is recommended to Council for approval.

## 3. Background

3.1. Nuneaton and Bedworth Borough Council has a large capital programme to provide community value and improve facilities. The outturn position for 2025/26 updates on how the programme is progressing.

## 4. Body of report and reason for recommendations

4.1. The Council's capital programme covers many projects for both the General Fund and Housing Revenue Account.

4.2. General Fund projects are developed in line with strategies reported to Cabinet/Council and are funded through Section 106 developer contributions, grant funding (from the Government and other external providers), internal and external borrowing plus capital receipts generated through asset sales.

4.3. HRA projects are mainly for refurbishment of council houses, disabled adaptations to council housing plus new build. They are funded from HRA reserves, capital receipts from Right to Buy plus grant income.

4.4. The capital budget for 2025/26 of £56,918,282 was approved in February 2025 at Council with updates to the budget requirement reported throughout 2025/26 which finalised the budget at £73,314,327. The budget profile for 2025/26 gave a three-year plan for capital spend rather than an annual update to prevent large movements in the budget in year.

4.5. A summary of the General Fund and HRA actual expenditure versus budget is below. The Expenditure in year was fully funded and is reported in the 2025/26 portfolio headings:

| Expenditure | Actual 2025/26 £'000 | Budget 2025/26 £'000 | Variance £'000 |
|---|---|---|---|
| Business and Regeneration | 13,105 | 19,195 | (6,091) |
| Resources and Corporate Resources | 26 | 358 | (332) |
| Housing | 9,591 | 9,696 | (105) |
| Leisure, Communities and Health | 21,624 | 25,944 | (4,320) |
| Capital: General | 0 | 50 | (50) |
| General Fund | 44,346 | 55,244 | (10,898) |
| HRA | 14,127 | 18,071 | (3,944) |
| Total Capital Expenditure | 58,473 | 73,314 | (14,841) |

| Financing | Actual 2025/26 £'000 | Budget 2025/26 £'000 | Variance £'000 |
|---|---|---|---|
| Earmarked Reserves / Revenue | 594 | 3,593 | (2,999) |
| Capital Grants / Contributions | 27,325 | 33,541 | (6,216) |
| Major Repairs Reserve | 10,598 | 11,678 | (1,080) |
| Capital Receipts | 159 | 300 | (141) |
| Prudential Borrowing | 19,798 | 24,203 | (4,405) |
| Total Financing | 58,473 | 73,314 | (14,841) |

General Fund

4.6. The General Fund capital programme has underspent by £10.898m in year, but a large proportion of the underspend is in relation to the regeneration projects, the build for the new Bedworth Physical Activity Hub and Vehicle Replacement

4.7. Although the regeneration projects are progressing there are large underspends in year due to slippage on projects.

4.8. Further detail on the regeneration projects is included in the Regeneration and Pride in Place Impact Fund (PiPIF) Report on the Cabinet Agenda. The underspend in year on regeneration (inclusive of the Bedworth Physical Activity Hub) is £6.029m and nothing has been incurred against the PiPIF resulting in a £0.75m underspend.

4.9. All projects are still underway, and the financial projections will be reported during 2026/27.

4.10. Due to delays with the delivery of vehicles, no expenditure was incurred during 2025/26 for the vehicle replacement budget and food waste budget with all expenditure expecting to be incurred during 2026/27.

4.11. Cycleways in Sandon/Weddington and Coronation Walk have started in the spring and will progress through 2026/27.

4.12. The Warm Homes Local Grant has underspent by £1.30m but the budget was initially set without clarity around the grant funding that would be issued. The allocation is now confirmed and is phased so was updated as part of the 2026/27 budget.

4.13. The allocation for disabled facilities grants under the HEART partnership has been fully spent in year with a requirement to draw down reserves of £1.46m due to the good progress on combatting backlogs plus quicker turnaround of current cases.

4.14. All other variances are smaller with projects either being completed or slipped into the 2026/27 programme. The detail for the variances is attached in Appendix 1 with any slippage or acceleration being highlighted in Appendix 2 which shows the effect on the 2026/27 capital programme.

4.15. Three projects within Leisure, Communities and Health are showing an overspend in Appendix 1.
Lilleburne play area and Bermuda Balancing Lake projects are fully funded through section 106 contributions, which are subject to restrictions requiring the funds to be spent within these locations.
The Town Hall – Public Realm Improvements was allocated a £15k capital budget with the remaining costs for works being funded within revenue. Following the year end review of expenditure, the revenue works were capitalised due to their nature. As a result, the overspend shown in Appendix 1 was funded from revenue contributions.

Housing Revenue Account

4.16. The capital budget for the HRA was approved as £15,869,662 in February 2025 but an updated budget position was reported to Cabinet in July 2025 of £18,040,519 to include changes due to slippage and acceleration from 2024/25. There was also a £30,000 addition in year for CCTV resulting in the final budget of £18,070,519.

4.17. Management of the HRA capital programme is based on scheduled works and progression of new build and acquisition targets. The budget as a whole is utilised by need of the customer and the most efficient use of resources to ensure value for money and will therefore fluctuate against the initial forecasted expenditure by line in any one year.

4.18. The main variance against the revised budget was due to delays with the construction of new properties. These are due to be completed within the 2026/27 financial year.

4.19. There were also underspends on fire safety works due to issues with the capacity of the contractor towards the end of 2025/26. The phase of the programme not completed has been slipped to complete in the next financial year.

4.20. With the budget being approved in February 2026 for the HRA capital programme. The profiling of the 2026/27 budget is sufficient and replaces any further carry forwards for smaller underspends.

5. <u>Capital Reserves</u>

5.1. Reserves are held by the Council for capital purposes either generated through sales of assets, setting aside sums from underspends or receipts of grants for capital purposes.

5.2. The Council's capital reserve position at the end of March 2026 is as follows.

| | 2025/26<br>£ |
|---|---|
| Capital Receipts | 622,011 |
| Capital Grants | 6,348,771 |
| Earmarked Reserves | 5,727,863 |
| GF Total | 12,698,645 |
| | |
| Capital Receipts | 1,532,667 |
| 1-4-1 Receipts | 3,670,289 |
| Earmarked Capital | 3,773,387 |
| Major Repairs Reserve | 2,780,934 |
| HRA Total | 11,757,277 |
| | |
| Total Capital Resources | 24,455,922 |

5.3. Capital reserves are allocated against specific projects with no residual unallocated amount available. This poses risks to any movement in the projected capital expenditure as there is nothing available to cover any fluctuations in expenditure.

6. <u>Consultation with the public, members, officers and associated stakeholders</u>

6.1. Leader of the Council and opposition leaders have been consulted alongside Strategic Directors, Assistant Directors, Portfolio Holders for Finance, Enabling Services and Communities and Housing.

7. <u>Financial Implications</u>

7.1. Included within the report.

8. <u>Legal Implications</u>

8.1. None.

9. Equalities implications

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

10. Health implications

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

11. Climate and environmental implications

11.1. No direct climate and/or environmental implications have been identified.

12. Section 17 Crime and Disorder Implications

12.1. No direct Section 17 crime and disorder implications have been identified.

13. Risk management implications

13.1. No direct risk management implications have been identified.

14. Human resources implications

14.1. No direct human resource implications have been identified.

15. Biodiversity Implications

15.1. No direct biodiversity implications have been identified.

16. Local Government Reorganisation (LGR) Implications

16.1. No direct LGR implications have been identified.

17. Options considered and reason for their rejection

17.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

| Option Ref | Option Title | Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected |
|---|---|---|
| A | Do nothing | Reporting the outturn position is key for transparency therefore this is not an option. |

18. Conclusion

18.1. The capital programme is fully funded and for 2025/26 there has been slippage in the programme. There are still risks associated with borrowing costs and changes in the economic landscape, but these have been mitigated as far as possible

18.2. Any impact to the programme after tender will be reviewed and further options appraisals completed if they fall outside of the budgetary provision. Interest rates on projects where prudential borrowing is required will be carefully assessed for affordability prior to progressing.

19. Appendices

19.1. Please note the following appendices:

i. Appendix 1 – Capital Outturn 2025/26
ii. Appendix 2 – Updated Capital Budget 2026/27 and Slippage

20. Background papers

20.1. Please note the following background papers:

i. Capital Budget 2025/26 – Agenda item 13h, 19th February 2025 Council Meeting

21. Report Writer Details:

Officer Job Title: Assistant Director - Finance

Officer Name: Liam Brown

Appendix 1

| Project | 2025/26 Actuals | 2025/26 Final Budget | Variance to budget | Slippage / Acceleration | Comments |
|---|---|---|---|---|---|
| Grayson Place | 11,943,827 | 14,029,132 | (2,085,305) | 2,085,305 | |
| Bridge to Living | 345,498 | 1,159,602 | (814,104) | 814,104 | |
| TOWNS FUND:- | 0 | | 0 | 0 | |
| Wheat Street Junction | 0 | 140,000 | (140,000) | 140,000 | Balance approved to transfer to Grayson Place 26/27 |
| E-mobility Hub | 0 | 250,000 | (250,000) | 250,000 | Roll budget into 2026/27 |
| Corporation Street | 0 | 140,000 | (140,000) | 140,000 | Balance approved to transfer to Grayson Place 26/27 |
| George Eliot Visitor Centre | 0 | 222,500 | (222,500) | 222,500 | Roll budget into 2026/27 |
| Parks Revival | 170,771 | 1,605,307 | (1,434,536) | 129,229 | Further tender exercise to be undertaken |
| The Saints | 12,142 | 12,812 | (670) | 0 | Project complete |
| Bedworth Market | 573,714 | 669,664 | (95,950) | 95,950 | Start on site was delayed but should complete early 2026/27 |
| Town Hall - Office Reconfiguration | 0 | 60,450 | (60,450) | 60,450 | Roll budget into 2026/27 |

| | | | | | |
|---|---|---|---|---|---|
| Car Park Ticket Machines | 12,078 | 155,706 | (143,628) | 0 | |
| Flat 1 Saints Building | 24,334 | | 24,334 | 0 | |
| Pride in Place Impact Fund | 0 | 750,000 | (750,000) | 750,000 | Roll budget into 2026/27 |
| CCTV - Wireless Technology | 22,304 | 0 | 22,304 | 0 | Outstanding accrual from 24/25 |
| Business and Regeneration | 13,104,670 | 19,195,173 | (6,090,503) | 4,687,538 | |
| ICT Strategy Programme | 18,590 | 100,000 | (81,410) | 0 | |
| Camp Hill | 2,417 | 200,000 | (197,583) | 197,583 | Awaiting to complete the settlement of 2 outstanding properties. |
| Planning & Land Charges Software (IDOX) | 0 | 47,826 | (47,826) | 47,826 | Project to complete in summer 2026/27 |
| Digitalisation of Cemetery Records | 5,092 | 10,419 | (5,327) | 5,327 | BC approved to be financed by Transformation EMR |
| Resources and Corporate Services | 26,099 | 358,245 | (332,146) | 250,736 | |
| Empty Homes Works in Default | 0 | 40,000 | (40,000) | 0 | Demand led budget |
| Disabled Facilities Grants - HEART | 8,516,237 | 7,056,216 | 1,460,021 | 0 | Additional staff have been tasked with utilising unspent grant from previous years. |
| Empty Property Loans | 9,500 | 100,000 | (90,500) | 0 | Budget is demand led |
| Boundary Paddock - Utility Block | 68,812 | 200,000 | (131,188) | 131,188 | Contract sum £150k plus other costs and will start February 2026. Roll budget into 2026/27 |
| Warm Homes Local Grant | 996,831 | 2,300,000 | (1,303,169) | 0 | The £2.3m was an indicative budget which has now been confirmed and is phased |

| | | | | | |
|---|---|---|---|---|---|
| Housing | 9,591,381 | 9,696,216 | (104,835) | 131,188 | |
| BEDWORTH PHYSICAL ACTIVITY HUB (BPAH) | 17,037,431 | 17,980,376 | (942,945) | 942,945 | On track for completion of phase 2 during 2026/27 |
| Pingles LC Decarbonisation | 2,426,321 | 2,488,338 | (62,017) | 62,017 | All on target. Includes the approved budget for the Substation and AHF |
| Pingles External Steel Columns | 110,302 | 276,756 | (166,454) | 0 | Project progressing but will be under budget as loss of income was included and is not capital |
| Sandon/Weddington Cycleway | 3,707 | 238,494 | (234,787) | 96,293 | The project will begin in the spring and will run into 26/27 |
| Coronation Walk Footpath/Cycleway | 5,171 | 242,413 | (237,242) | 94,829 | The project will begin in the spring and will run into 26/27 |
| Clovelly Way Footpath | 0 | 31,675 | (31,675) | 0 | Budget to be rolled into 26/27 as it is to be combined with another project for contract delivery purposes |
| Lilleburne Play Area | 30,991 | 26,448 | 4,543 | 0 | Explanation is under point 4.15 |
| Bermuda Balancing Lake | 20,134 | 19,835 | 299 | 0 | Explanation is under point 4.15 |
| Pingles & Jubilee Investment Programme | 1,506,400 | 1,510,000 | (3,600) | | Agreed Cabinet 16/07/2025 |
| Town Hall - Public Realm Improvements | 41,159 | 15,000 | 26,159 | | Explanation is under point 4.15 |
| Grants - Allotment Provision | 44,744 | 57,600 | (12,856) | 12,856 | Application process has begun |

| | | | | | |
|---|---|---|---|---|---|
| Improvements to Paul's Land sports fields | 0 | 15,000 | (15,000) | 15,000 | Roll budget into 2026/27 |
| Leisure Strategy | 0 | 106,008 | (106,008) | 106,008 | Roll budget into 2026/27 |
| Marleborough Road Community Park | 7,460 | 23,460 | (16,000) | 0 | Project complete - underspend to pay for Attleborough Rec |
| Sorrell Road Community Park | 58,737 | 63,630 | (4,893) | 0 | Project complete |
| Attleborough Rec | 8,940 | 0 | 8,940 | 0 | Financed by the underspend on Marleborough Rd Community Park |
| Pauls Land Pavillion | 0 | 10,500 | (10,500) | 0 | |
| Sandon Park/Jack Whetstone Pavillion | 0 | 26,859 | (26,859) | 26,859 | Rollover to 26/27 |
| Cemetery Works | 23,306 | 24,611 | (1,305) | 1,305 | Rollover to 26/27 |
| Community Centre Grants | 0 | 73,017 | (73,017) | 73,017 | Rollover to 26/27 |
| Buttermere Recreation Ground Redevelopment | 2,207 | 22,100 | (19,893) | 0 | |
| Environment Bill Food Waste Grant | 0 | 981,000 | (981,000) | 0 | |
| BPAH - Green Gym | 17,445 | 33,600 | (16,155) | 16,155 | |
| MAJOR REPAIRS | 279,481 | 363,913 | (84,432) | 84,432 | Plan to be drawn up for works required to corporate assets |
| Vehicle & Plant Replacement | 0 | 1,313,541 | (1,313,541) | 551,079 | Budget to be rolled into 26/27 as lead in time for delivery means the vehicles will not arrive until 26/27 |
| Leisure, Communities and Health | 21,623,937 | 25,944,174 | (4,320,237) | 2,082,795 | |
| Miscellaneous Schemes | 0 | 50,000 | (50,000) | 0 | |
| Capital: General | 0 | 50,000 | (50,000) | 0 | |
| General Fund Capital | 44,346,087 | 55,243,808 | (10,897,721) | 7,152,257 | |

| | | | | | |
|---|---|---|---|---|---|
| Housing Revenue Account: Capital | 14,126,983 | 18,070,519 | (3,943,536) | 2,858,722 | |
| Decent Homes | 1,197,337 | 1,199,000 | (1,663) | 0 | |
| Roof Coverings/Modifications | 1,538,610 | 1,500,000 | 38,610 | 0 | |
| Windows & Doors | 650,883 | 764,451 | (113,568) | 0 | |
| Door Entry Scheme | (608) | 12,375 | (12,983) | 0 | |
| Shops Improvements | 0 | 50,000 | (50,000) | 0 | |
| New Properties (Construction) | 3,440,155 | 5,562,347 | (2,122,192) | 2,122,192 | Roll into 2026/27 |
| Byford Court - Rebuild | (107,441) | 44,803 | (152,244) | 0 | Project complete but final retention payment is due 2026/27 |
| Fire Safety Works | 1,662,790 | 2,288,833 | (626,043) | 626,043 | Roll into 2026/27 |
| Cleaver Gardens | 9,513 | 120,000 | (110,487) | 110,487 | Roll into 2026/27 |
| Electric Storage Heating | 71,194 | 80,000 | (8,806) | 0 | |
| EXTERNAL AREAS FOR IMPROVEMENTS | 0 | 130,093 | (130,093) | 0 | Budget reduced to help with voids budget |
| ROAD SURFACING | 0 | 25,000 | (25,000) | 0 | Budget reduced to help with voids budget |
| DRAINAGE RENEWALS | 0 | 12,940 | (12,940) | 0 | Budget reduced to help with voids budget |
| BALCONIES AND BALUSTRADIES | 0 | 18,352 | (18,352) | 0 | Budget reduced to help with voids budget |
| EXTERNAL FABRIC | 10,165 | 304,843 | (294,678) | 0 | |
| EPC PROGRAMME | 21,350 | 70,000 | (48,650) | 0 | Revenue cost should not be in the capital programme |
| Acquisition of Properties | 227,271 | 0 | 227,271 | 0 | |
| 25 Cheveral Place - Conversion of Wardens | 2,791 | 0 | 2,791 | 0 | |
| Concrete/Structural Repairs | 305,934 | 402,188 | (96,254) | 0 | Budget reduced to help with voids budget |
| Level Access Showers | 521,225 | 530,888 | (9,663) | 0 | |
| Aids & Adaptations | 794,992 | 950,000 | (155,008) | 0 | |
| Central Heating | 898,934 | 950,000 | (51,066) | 0 | Budget reduced to help with voids budget |
| Garages | 17,722 | 25,000 | (7,278) | 0 | |

| | | | | | |
|---|---|---|---|---|---|
| Slabs to Tarmac | 121,957 | 130,356 | (8,399) | 0 | |
| Lift Renewal Works | 0 | 100,000 | (100,000) | 0 | Budget reduced to help with voids budget |
| District Heating Upgrade Works | 56,990 | 50,000 | 6,990 | 0 | |
| EICR Electrical Works | 190,215 | 450,000 | (259,785) | 0 | |
| Voids | 1,451,135 | 1,113,750 | 337,385 | 0 | High level of void properties |
| EWI | 641,295 | 755,300 | (114,005) | 0 | |
| Housing Management System | 0 | 200,000 | (200,000) | 0 | No response to tender process |
| CCTV in Priority Locations | 0 | 30,000 | (30,000) | | UKSPF funded project |
| Contingency | 228,004 | 200,000 | 28,004 | 0 | For Awaabs Law & other contingency matters |
| Fire Damage Properties | 174,570 | 0 | 174,570 | 0 | There have been a number of instances in year requiring major repairs |

| Project | 2026/27 Approved Budget | 2025/26 Budget Slippage | 2026/27 Final Budget | Comments |
|---|---|---|---|---|
| Grayson Place | 0 | 2,085,305 | 2,085,305 | Slippage from 2025/26 |
| Bridge To Living | 0 | 814,104 | 814,104 | Slippage from 2025/26 |
| Wheat Street Junction | 0 | 140,000 | 140,000 | Slippage from 2025/26 |
| E-mobility Hub | 0 | 250,000 | 250,000 | Slippage from 2025/26 |
| Corporation Street | 0 | 140,000 | 140,000 | Slippage from 2025/26 |
| George Eliot Visitor Centre | 0 | 222,500 | 222,500 | Slippage from 2025/26 |
| Parks Revival | 1,305,307 | 129,229 | 1,434,536 | Slippage from 2025/26 |
| Bedworth Market | 0 | 95,950 | 95,950 | Slippage from 2025/26 |
| Town Hall - Office Reconfiguration | 0 | 60,450 | 60,450 | Slippage from 2025/26 |
| Pride in Place Impact Fund | 750,000 | 750,000 | 1,500,000 | Slippage from 2025/26 |
| Business & Regeneration | 2,055,307 | 4,687,538 | 6,742,845 | |
| ICT Strategy Programme | 100,000 | 0 | 100,000 | |
| Planning & Land Charges Software (IDOX) | 0 | 47,826 | 47,826 | Slippage from 2025/26 |
| Camp Hill | 0 | 197,583 | 197,583 | Slippage from 2025/26 |
| Digitalisation of Cemetery Records | 0 | 5,327 | 5,327 | Slippage from 2025/26 |
| Resources and Corporate Services | 100,000 | 250,736 | 350,736 | |
| Empty Homes Works in Default | 40,000 | 0 | 40,000 | |
| Disabled Facilities Grants - HEART | 6,359,027 | 0 | 6,359,027 | |
| Empty Property Loans | 100,000 | 0 | 100,000 | |
| Boundary Paddock - Utility Block | 0 | 131,188 | 131,188 | Slippage from 2025/26 |
| Warm Homes Local Grant | 1,400,000 | 0 | 1,400,000 | |
| Housing | 7,899,027 | 131,188 | 8,030,215 | |
| Planning and Enforcement | | | | |
| Bedworth Physical Activity Hub (BPAH) | 4,000,000 | 942,945 | 4,942,945 | Slippage from 2025/26 |
| Pingles LC Decarbonisation | 0 | 62,017 | 62,017 | Slippage from 2025/26 |
| Sandon/Weddington Cycleway | 138,494 | 96,293 | 234,787 | Slippage from 2025/26 |
| Coronation Walk Footpath/Cycleway | 142,413 | 94,829 | 237,242 | Slippage from 2025/26 |

| | | | | |
|---|---|---|---|---|
| Clovelly Way Footpath | 31,675 | 0 | 31,675 | |
| Leisure Strategy | 0 | 106,008 | 106,008 | Slippage from 2025/26 |
| Grants - Allotment Provision | 0 | 12,856 | 12,856 | Slippage from 2025/26 |
| Improvements to Paul's Land sports fields | 0 | 15,000 | 15,000 | Slippage from 2025/26 |
| Chaucer Drive - Play Area | 165,000 | 0 | 165,000 | |
| Tiverton Drive - Play Area | 258,000 | 0 | 258,000 | |
| Greenmoor Road - Play Area | 44,000 | 0 | 44,000 | |
| Pauls Land Pavilion | 10,500 | 0 | 10,500 | |
| Sandon Park/Jack Whetstone Pavillion | 0 | 26,859 | 26,859 | Slippage from 2025/26 |
| Cemetery Works | 0 | 1,305 | 1,305 | Slippage from 2025/26 |
| Community Centre Grants | 0 | 73,017 | 73,017 | Slippage from 2025/26 |
| BPAH - Green Gym | 0 | 16,155 | 16,155 | Slippage from 2025/26 |
| Major Repairs | 250,000 | 84,432 | 334,432 | Slippage from 2025/26 |
| Environmental Bill - Food Waste | 1,244,951 | 0 | 1,244,951 | |
| Vehicle & Plant Replacement | 762,462 | 551,079 | 1,313,541 | Slippage from 2025/26 |
| Leisure, Communities and Health | 7,047,495 | 2,082,795 | 9,130,290 | |
| Miscellaneous Schemes | 50,000 | 0 | 50,000 | |
| Capital: General | 50,000 | 50,000 | 50,000 | |
| General Fund Capital | 17,151,829 | 7,202,257 | 24,304,086 | |

| Project | 2026/27 Aproved Budget | 2025/26 Budget Slippage | 2026/27 Final Budget | Comments |
|---|---|---|---|---|
| HRA Total Capital | 14,124,891 | 736,530 | 16,983,613 | |
| Major Repairs | 12,686,500 | 736,530 | 13,423,030 | |
| Decent Homes | 1,800,000 | | 1,800,000 | |
| Roof Coverings/Modifications | 1,800,000 | | 1,800,000 | |
| Windows and Doors | 1,300,000 | | 1,300,000 | |
| Door Entry Scheme | 150,000 | | 150,000 | |
| Fire Safety Works | 2,300,000 | 626,043 | 2,926,043 | Slippage from 2025/26 |
| Electric Storage Heating | 80,000 | | 80,000 | |
| Drainage renewals | 44,500 | | 44,500 | |
| Balconies and Balastrades | 250,000 | | 250,000 | |
| Concrete Structural Repairs | 400,000 | | 400,000 | |
| Level Access Showers | 530,000 | | 530,000 | |
| Aids & Adaptations | 950,000 | | 950,000 | |
| Central heating | 950,000 | | 950,000 | |
| Slabs to Tarmac | 156,000 | | 156,000 | |
| Lift Renewal Works | 150,000 | | 150,000 | |
| District Heating Works | 350,000 | | 350,000 | |
| EICR Electrical | 200,000 | | 200,000 | |
| Voids | 950,000 | | 950,000 | |
| Underground Bursts | 70,000 | | 70,000 | |
| Contingency | 56,000 | | 56,000 | |
| Cleaver Gardens | 0 | 110,487 | 110,487 | Slippage from 2025/26 |
| Housing IT System | 200,000 | | 200,000 | |
| New Build & Acquisition | 1,438,391 | | 3,560,583 | |
| New Properties - New Build | 1,438,391 | 2,122,192 | 3,560,583 | Slippage from 2025/26 |
| Acquisition of Properties | 0 | | 0 | |

Nuneaton & Bedworth
United to Achieve

AGENDA ITEM NO.13

NUNEATON AND BEDWORTH BOROUGH COUNCIL

| | |
|---|---|
| Report to: | Cabinet |
| Date of Meeting: | 15th July 2026 |
| Subject: | Collection Fund Outturn 2025/26 |
| Portfolio: | Finance, Enabling Services and Communities |
| Responsible Officer: | Strategic Director - Resources |
| Corporate Plan – Theme: | Your Council |
| Corporate Plan – Aim: | Deliver continued forward financial planning to safeguard the finances of the Council |
| Ward Relevance: | All |
| Public or Private: | Public |
| Amendment to Budget: | No Council Tax Related: Yes |

Recommendation to Council/Cabinet/Committee: No

| | |
|---|---|
| Forward Plan: | Yes |
| Subject to Call-in: | Yes |

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1. Purpose of report

1.1. To report the final position on the Collection Fund for 2025/26.

2. Recommendations

2.1. That the Collection fund position as detailed is considered and noted.

3. Background

3.1. The Collection Fund is a statutory requirement collating all income collected by the Council through National Non-Domestic Rates (NNDR) and Council Tax on behalf of Warwickshire Preceptors.

4. Body of report and reason for recommendations

4.1. The Council is classed as a Billing Authority for both Council Tax and NNDR and is responsible for distributing charges annually to the residents and businesses located within the Borough.

4.2. Estimates of expected income to be generated from taxation charges are reported annually to the relevant Government Department as part of the Council Tax Base and NNDR1 returns.

4.3. The returns are used to determine the precept due in the following financial year to the Preceptors and the Council's share will be reported to Council as part of the Budget round in February.

4.4. Any surplus or deficit generated on the Fund during the previous financial year is allocated to the relevant Preceptor as part of the annual forecast reporting.

Council Tax

4.5. Council Tax was introduced as a charge on households on 1 April 1993 and each residential property is allocated a band according to their open market value on 1 April 1991. Detail of the bands is listed below:

| Band | Between | |
|---|---|---|
| A | £0 | £40,000 |
| B | £40,001 | £52,000 |
| C | £52,001 | £68,000 |
| D | £68,001 | £88,000 |
| E | £88,001 | £120,000 |
| F | £120,001 | £160,000 |
| G | £160,001 | £320,000 |
| H | £320,001 | and above |

4.6. The amount of Council Tax payable by an individual household is calculated using the band allocation less deductions for national and local exemptions.

4.7. As part of the forecast for the following years precepts, the Council is required to calculate estimated chargeable dwellings, revised for estimated exemptions as noted above. An average Band D equivalent tax base is then determined and is used as the basis for Council Tax setting by each of the Preceptors, including the Council.

4.8. The precept for each Preceptor is calculated using the estimated tax base multiplied by the Band D value. The Band D for the Council is reported annually to Council as part of the General Fund Revenue Budget Report. An additional report for formal Council Tax setting is reported to Council or Council Tax Setting Committee in February and lists the precept demands for the Preceptors plus the banded charges.

4.9. The approved Band D and precept demands as set in February 2025 for 2025/26 are included below:

| | **Band D (£)** | **Precept (£)** |
|---|---|---|
| Nuneaton & Bedworth Borough Council | 271.47 | 11,078,501 |
| Warwickshire County Council | 1,822.95 | 74,393,313 |
| Warwickshire Police & Crime Commissioner | 303.71 | 12,394,183 |
| | **2,398.13** | **97,865,997** |

4.10. The Council had a surplus for Council Tax of £1,069k versus an estimated surplus of £1,019k in 2025/26.

4.11. A surplus of £893k was forecast on the Fund in January 2026 and this will be paid to the Preceptors in line with their allocated split during 2026/27.

NNDR

4.12. Taxation to fund local services has been in existence for over 50 years but under the Local Government Finance Act 1988, a consistent administrative assessment from 1 April 1990 in England and Wales was introduced in relation to property taxes.

4.13. The Valuation Office Agency (VOA) is responsible for setting the rateable value of business premises which is the average rental that could be achieved per annum at a fixed valuation date using assumptions set by statute.

4.14. A business within the borough is charged annually by the Council based on the rateable value set by the VOA multiplied by the non-domestic rating multiplier which is set by the Government.

4.15. The chargeable amount can be altered with mandatory and discretionary reliefs, and the overall rateable value can also be challenged and appealed by a business.

4.16. The retention of business rates for local authorities changed significantly on 1 April 2013. Prior to this date, business rates were collected by authorities and paid over to the Government, and this was then redistributed across the country by a set formula.

4.17. The introduction of a new funding system provided a direct financial incentive for authorities to work with local businesses to create a favourable environment for growth, but this also added more risk as bad debts, business failures and appeals are now partially borne by the authority.

4.18. Under the new system, a Start-up Funding Assessment was determined for each authority which reviewed the income required to fund services. The assessment set out a Baseline Need and this was split between Revenue Support Grant (RSG) and business rates.

4.19. To fund the Baseline Need, local authorities each had an expected level of business rates to be collected which was referred to as the NDR Baseline. For authorities with a Baseline Need that is higher than their NDR Baseline, a Top Up grant would be required. When the Baseline Need is lower than the NDR Baseline, a Tariff is payable by the authority. The Council pays a Tariff of £11m per annum.

4.20. Authorities that collect a higher level of income than their NDR Baseline are rewarded through the scheme as they are able to keep a proportion of the growth. Where there is growth above the Baseline however, a levy becomes payable to the Government.

4.21. Where an authority does not achieve its allocated NDR Baseline, a safety net system was also introduced to ensure that income achieved below 92.5% of the Baseline would be reimbursed centrally. The first 7.5% would need to be covered locally. The safety net is funded by the levy noted in 4.20.

4.22. Authorities were able under the new scheme to combine into a Pool to retain more of the business rates income locally. All Top Up and Tariff allocations are combined as part of the Pool, and one levy rate and safety net rate is then applied to any income growth/loss in the Pool.

4.23. The Council joined the Coventry and Warwickshire Business rates Pool in 2013/14 after being reported to Cabinet on 17 October 2012. The Council contributes to the Pool annually due to the growth above the Baseline, but the contribution is far lower than the levy imposed by the Government had the Pool not been in existence.

4.24. For 2025/26, the above noted process has applied but a Business Rates reset was undertaken by the Government as part of the 3-year Financial Settlement in December 2025 which has fundamentally altered the level of income generated locally being retained in the Borough.

4.25. Detail of the changes from 2026/27 was report to Council in February 2026 as part of the Budget report and the outturn for 2026/27 will provide a more comprehensive breakdown of the changes and impact.

Local Performance

4.26. Through the Collection Fund Account, precepts are paid to the Government (50%), Warwickshire County Council (10%) and Nuneaton and Bedworth Borough Council (40%). The Council also has to fund the Tariff noted above which reduces the actual income retained to approximately 16%.

4.27. The NNDR1 return is completed in January each year, and this provides the forecasted income for the following financial year for all Preceptors. Within the return the surplus or deficit from the previous financial year is split between the Preceptors and paid/recovered as part of the precept payment. A summary of the return for 2025/26 is included below.

| | Precept (£) | Surplus Payment (£) | Total (£) |
|---|---|---|---|
| Nuneaton & Bedworth Borough Council | 18,079,252 | 1,506,079 | 19,585,331 |
| Warwickshire County Council | 4,519,813 | 376,520 | 4,896,333 |
| Government | 24,481,664 | 1,882,599 | 24,481,664 |
| | **45,198,130** | **3,765,197** | **48,963,327** |

4.28. The Fund has had some difficulty in year. A surplus of £3.7m was forecast in January 2025 and paid to the Preceptors during 2025/26 but there was a large deficit on the Fund for 2025/26 of £3.8m. The closing deficit balance on the Fund is £4.4m which is payable by Preceptors in 2027/28.

4.29. Business units have been removed from the ratings list during 2025/26, some of which were expected, and some of which weren't creating a large move in the fund position. We are continuing to explore our options to ensure all properties that should be chargeable are included within the ratings list.

4.30. In addition, as is noted earlier in the report, appeals can be submitted on the rateable value set by the VOA, but a business can submit an appeal at any point prior to the next revaluation. The Council had some large business appeals issued in the final quarter of 2025/26 in advance of the new valuation from 1st April 2026. The increase in forecasted appeal losses for 2025/26 is £2.8m.

4.31. The Council set-aside £5.38m at the end of 2020/21 to help mitigate the losses from business rates on the General Fund due to the pandemic. The Government had also been reviewing a change to fair funding of Local Authorities prior to the pandemic, and it was expected that locally generated income through Business Rates would be affected. The Council had been setting aside additional income generated from Business Rates over the last four years to support financial resilience of the Council.

4.32. The General Fund revenue outturn report presented earlier on this agenda has detailed the earmarked reserves held by the Council with movements between reserves and contributions from revenue listed. NNDR contributions to reserves in 2025/26 total £1.4m with the financial resilience reserve having £8.1m in total. This will support the Council’s share of the deficit of £1.8m in 2027/28 which is when the deficit becomes chargeable.

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

5.1. Leader of the Council and opposition leaders have been consulted alongside Strategic Directors, Assistant Directors and the Portfolio Holder for Finance, Enabling Services and Communities.

6. Financial Implications

6.1. Included within the report.

7. Legal Implications

7.1. None.

8. Equalities implications

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

9. Health implications

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

10. Climate and environmental implications

10.1. No direct climate and/or environmental implications have been identified.

11. Section 17 Crime and Disorder Implications

11.1. No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

12.1. No direct risk management implications have been identified.

## 13. Human resources implications

13.1. No direct human resource implications have been identified.

## 14. Biodiversity Implications

14.1. No direct biodiversity implications have been identified.

## 15. Local Government Reorganisation (LGR) Implications

15.1. No direct LGR implications have been identified.

## 16. Options considered and reason for their rejection

16.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

| Option Ref | Option Title | Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected |
|---|---|---|
| A | Do nothing | Reporting the outturn position is key for transparency therefore this is not an option. |

## 17. Conclusion

17.1. The performance of the Collection Fund is critical to the financial outlook of the authority and Warwickshire Preceptors. Changes out of the Council’s control can have significant impacts on the Fund which is shown in the 2025/26 outturn position.

17.2. Prudent management of reserves with risks surrounding NNDR and the fair funding review will support the Council’s financial position over the term of the medium-term financial plan.

## 18. Appendices

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

## 19. Background papers

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

## 20. Report Writer Details:

Officer Job Title: Strategic Director – Resources

Officer Name: Victoria Summerfield

**AGENDA ITEM NO. 14a**

**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

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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 activates 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